



STATEMENT OF INFORMATION

113 CHANNEL ROAD, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



113 CHANNEL ROAD, MERBEIN, VIC 3505

 4  1  2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$245,000 to \$269,000**

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$185,000

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



12 CHAFFEY ST, MERBEIN, VIC 3505

 4  1  2

Sale Price

\$223,000

Sale Date: 07/09/2017

Distance from Property: 1.1 km



105 MCSWAINS RD, BIRDWOODTON, VIC 3505

 4  1  5

Sale Price

\$275,000

Sale Date: 21/11/2016

Distance from Property: 1 km



51 CHARLES RD, BIRDWOODTON, VIC 3505

 4  1  2

Sale Price

\$245,000

Sale Date: 21/01/2016

Distance from Property: 1.5 km



This report has been compiled on 08/05/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

113 CHANNEL ROAD, MERBEIN, VIC 3505

Indicative selling price

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Price Range:

\$245,000 to \$269,000

Median sale price

Median price

\$185,000

House

☒

Unit

☐


Suburb

MERBEIN

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
12 CHAFFEY ST, MERBEIN, VIC 3505	\$223,000	07/09/2017
105 MCSWAINS RD, BIRDWOODTON, VIC 3505	\$275,000	21/11/2016
51 CHARLES RD, BIRDWOODTON, VIC 3505	\$245,000	21/01/2016