



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**98 Chaffey Avenue,  
MERBEIN 3505**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$190,000 - \$210,000**

### Median sale price

Median **House** for **MERBEIN** for period **Feb 2018 - Feb 2019**

Sourced from **Hometrack Australia**.

**\$175,000**

### 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 the most comparable to the property for sale.

**6 Chaffey Street,**  
Merbein 3505

**Price \$165,000** Sold 05 July  
2018

**65 Chaffey Street,**  
Merbein 3505

**Price \$175,000** Sold 18  
January 2019

**85 Chaffey Street,**  
Merbein 3505

**Price \$190,000** Sold 13  
August 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Hometrack Australia.

House

  
**3 beds**

  
**1 baths**

  
**2 parking**

#### Burns & Co

107 Eighth Street,  
Mildura VIC 3500

#### Contact agents



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**Burns & Co**