



STATEMENT OF INFORMATION

1 CHAFFEY PARK DRIVE, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 CHAFFEY PARK DRIVE, MERBEIN, VIC

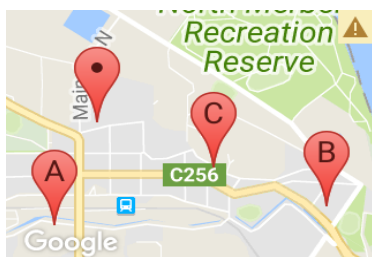
 4  2  2

Indicative Selling Price

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

Single Price: \$289,000

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$225,000

01 January 2017 to 31 December 2017

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.



227 CHANNEL RD, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$305,000

Sale Date: 16/08/2017

Distance from Property: 822m



3 MEREBIN CRT, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$225,000

Sale Date: 03/04/2017

Distance from Property: 1.7km



88 CHAFFEY ST, MERBEIN, VIC 3505

 3  2  2

Sale Price

\$235,000

Sale Date: 02/02/2017

Distance from Property: 868m



This report has been compiled on 03/01/2018 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

1 CHAFFEY PARK DRIVE, MERBEIN, VIC 3505

Indicative selling price

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

Single Price:

\$289,000

Median sale price

Median price

\$225,000

House

X

Unit


Suburb

MERBEIN

Period

01 January 2017 to 31 December 2017

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
227 CHANNEL RD, MERBEIN, VIC 3505	\$305,000	16/08/2017
3 MEREBIN CRT, MERBEIN, VIC 3505	\$225,000	03/04/2017
88 CHAFFEY ST, MERBEIN, VIC 3505	\$235,000	02/02/2017