



STATEMENT OF INFORMATION

150 THIRD STREET, MERBEIN, VIC

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



150 THIRD STREET, MERBEIN, VIC

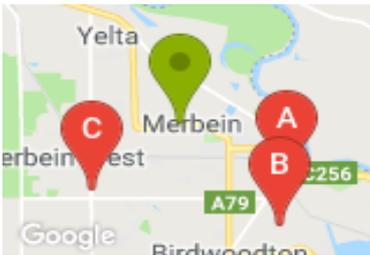
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Indicative Selling Price

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

Price Range: \$365,000 to \$395,000

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$193,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

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 GARRETT CRT, BIRDWOODTON, VIC

4 2 2

Sale Price

\$381,500

Sale Date: 05/04/2018

Distance from Property: 3.3km



9 RODWELLS RD, BIRDWOODTON, VIC

4 1 2

Sale Price

\$390,000

Sale Date: 02/06/2017

Distance from Property: 4.1km



587 PASCHENDALE AVE, MERBEIN, VIC

4 - -

Sale Price

\$365,000

Sale Date: 19/08/2016

Distance from Property: 3.1km



This report has been compiled on 27/07/2018 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

Property offered for

Address
Including suburb and

150 THIRD STREET, MERBEIN, VIC

Indicative selling price

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

Price Range: \$365,000 to \$395,000

Median sale price

Median price \$193,000

House

Unit

Suburb

MERBEIN

Period 01 July 2017 to 30 June 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	Price	Date of sale
12 GARRETT CRT, BIRDWOODTON, VIC 3505	\$381,500	05/04/2018
9 RODWELLS RD, BIRDWOODTON, VIC 3505	\$390,000	02/06/2017
587 PASCHENDALE AVE, MERBEIN, VIC 3505	\$365,000	19/08/2016