



STATEMENT OF INFORMATION

76 CHAFFEY STREET, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 CHAFFEY STREET, MERBEIN, VIC 3505  3  2  2

Indicative Selling Price

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

Price Range: **\$249,000 to \$269,000**

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$216,250

01 July 2016 to 30 June 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.



128 FIFTH ST, MERBEIN, VIC 3505  3  1  2

Sale Price

\$258,000

Sale Date: 20/08/2016

Distance from Property: 1.9km



375 RIVER AVE, MERBEIN SOUTH, VIC 3505  3  1  3

Sale Price

\$311,000

Sale Date: 13/08/2016

Distance from Property: 3.5km



29 COMMERCIAL ST, MERBEIN, VIC 3505  3  1  2

Sale Price

\$225,000

Sale Date: 29/07/2016

Distance from Property: 1.2km



This report has been compiled on 11/09/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - 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

76 CHAFFEY STREET, MERBEIN, VIC 3505

Indicative selling price

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

Price Range:

\$249,000 to \$269,000

Median sale price

Median price

\$216,250

House

X

Unit


Suburb

MERBEIN

Period

01 July 2016 to 30 June 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
128 FIFTH ST, MERBEIN, VIC 3505	\$258,000	20/08/2016
375 RIVER AVE, MERBEIN SOUTH, VIC 3505	\$311,000	13/08/2016
29 COMMERCIAL ST, MERBEIN, VIC 3505	\$225,000	29/07/2016