



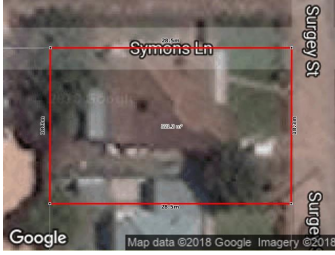
STATEMENT OF INFORMATION

5 SURGEY STREET, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SURGEY STREET, MERBEIN, VIC 3505

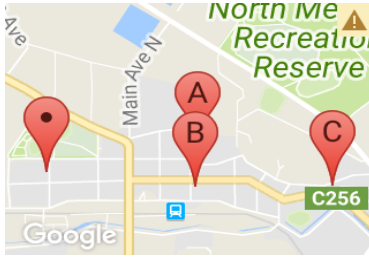


Indicative Selling Price

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

Price Range: \$175,000 to \$192,500

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.



59 CHAFFEY ST, MERBEIN, VIC 3505



Sale Price

\$185,000

Sale Date: 16/10/2017

Distance from Property: 1km



10 OBRYAN ST, MERBEIN, VIC 3505



Sale Price

\$159,000

Sale Date: 14/02/2017

Distance from Property: 1km



215 COMMERCIAL ST, MERBEIN, VIC 3505



Sale Price

\$190,000

Sale Date: 14/07/2016

Distance from Property: 2km



This report has been compiled on 14/02/2018 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

5 SURGEY STREET, MERBEIN, VIC 3505

Indicative selling price

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

Price Range: \$175,000 to \$192,500

Median sale price

Median price

\$225,000

House

Unit

Suburb

MERBEIN

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

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
59 CHAFFEY ST, MERBEIN, VIC 3505	\$185,000	16/10/2017
10 OBRYAN ST, MERBEIN, VIC 3505	\$159,000	14/02/2017
215 COMMERCIAL ST, MERBEIN, VIC 3505	\$190,000	14/07/2016