



# STATEMENT OF INFORMATION

214 COMMERCIAL STREET, MERBEIN, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**214 COMMERCIAL STREET, MERBEIN, VIC**  3  1  1

### Indicative Selling Price

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

Price Range: **\$175,000 to \$189,000**

## MEDIAN SALE PRICE



**MERBEIN, VIC, 3505**

Suburb Median Sale Price (House)

**\$225,000**

01 January 2017 to 31 December 2017

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.



**10 OBRYAN ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$159,000**

Sale Date: 14/02/2017

Distance from Property: 863m



**215 COMMERCIAL ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$190,000**

Sale Date: 14/07/2016

Distance from Property: 106m



**54 MAIN AVE, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$166,250**

Sale Date: 30/05/2016

Distance from Property: 1.5km



This report has been compiled on 06/02/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

214 COMMERCIAL STREET, MERBEIN, VIC 3505

### Indicative selling price

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Price Range: \$175,000 to \$189,000

### 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
10 OBRYAN ST, MERBEIN, VIC 3505	\$159,000	14/02/2017
215 COMMERCIAL ST, MERBEIN, VIC 3505	\$190,000	14/07/2016
54 MAIN AVE, MERBEIN, VIC 3505	\$166,250	30/05/2016