



STATEMENT OF INFORMATION

29 BOX STREET, MERBEIN, VIC

PREPARED BY MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 BOX STREET, MERBEIN, VIC

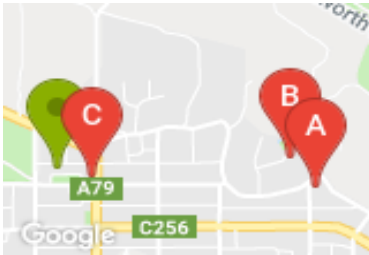
 3  1  3

Indicative Selling Price

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

Price Range: **\$180,000 to \$198,000**

MEDIAN SALE PRICE



MERBEIN, VIC, 3505

Suburb Median Sale Price (House)

\$195,000

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.



16 FOSTER ST, MERBEIN, VIC 3505

 3  1  1

Sale Price

\$181,500

Sale Date: 14/12/2017

Distance from Property: 889m



8 DELAMERE CRT, MERBEIN, VIC 3505

 3  1  3

Sale Price

***\$205,000**

Sale Date: 22/11/2017

Distance from Property: 800m



21 MAIN AVE, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$205,000

Sale Date: 02/11/2017

Distance from Property: 119m



This report has been compiled on 16/07/2018 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 1980

Property offered for sale

Address
Including suburb and
postcode

29 BOX STREET, MERBEIN, VIC

Indicative selling price

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

Price Range: \$180,000 to \$198,000

Median sale price

Median price

\$195,000

House

Unit

Suburb

MERBEIN

Period

01 July 2017 to 30 June 2018

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
16 FOSTER ST, MERBEIN, VIC 3505	\$181,500	14/12/2017
8 DELAMERE CRT, MERBEIN, VIC 3505	*\$205,000	22/11/2017
21 MAIN AVE, MERBEIN, VIC 3505	\$205,000	02/11/2017