



# STATEMENT OF INFORMATION

1 SMITH STREET, MERBEIN, VIC-3505

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1 SMITH STREET, MERBEIN, VIC 3505**

 3  1  2

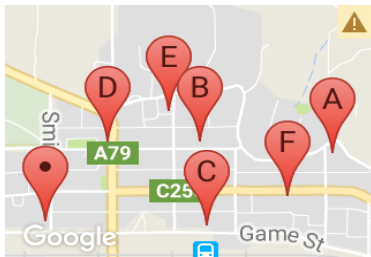
### Indicative Selling Price

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

Price Range: **170,000 to 185,000**

Provided by: Jo Pilkington, Mildura & District Real Estate

## MEDIAN SALE PRICE



**MERBEIN, VIC, 3505**

Suburb Median Sale Price (House)

**\$190,000**

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.



**16 FOSTER ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$181,500**

Sale Date: 14/12/2017

Distance from Property: 1 km



**63 BOX ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$174,000**

Sale Date: 16/11/2017

Distance from Property: 606m



**103 GAME ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$169,000**

Sale Date: 06/11/2017

Distance from Property: 549m



This report has been compiled on 28/03/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**21 MAIN AVE, MERBEIN, VIC 3505**

 3  1  2

Sale Price

**\$205,000**

Sale Date: 02/11/2017

Distance from Property: 368m



**11 RAILWAY AVE, MERBEIN, VIC 3505**

 3  1  2

Sale Price

**\$210,000**

Sale Date: 17/08/2017

Distance from Property: 592m



**146 COMMERCIAL ST, MERBEIN, VIC 3505**

 3  1  1

Sale Price

**\$175,000**

Sale Date: 07/06/2017

Distance from Property: 834m



## 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

1 SMITH STREET, MERBEIN, VIC 3505

### Indicative selling price

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

Price Range: 170,000 to 185,000

### Median sale price

Median price \$190,000

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
16 FOSTER ST, MERBEIN, VIC 3505	\$181,500	14/12/2017
63 BOX ST, MERBEIN, VIC 3505	\$174,000	16/11/2017
103 GAME ST, MERBEIN, VIC 3505	\$169,000	06/11/2017
21 MAIN AVE, MERBEIN, VIC 3505	\$205,000	02/11/2017

11 RAILWAY AVE, MERBEIN, VIC 3505	\$210,000	17/08/2017
146 COMMERCIAL ST, MERBEIN, VIC 3505	\$175,000	07/06/2017