

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

81 Chaffey Park Drive, Merbein VIC 3505

### Indicative selling price

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

range between \$380,000 & \$418,000

### Median sale price

Median price \$299,000 Property type House Suburb Mildura

Period - From 1 Mar 2023 to 29 Feb 2024 Source Corelogic

### Comparable property sales

A 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
1 12 Chaffey Street, Merbein VIC 3505	\$360,000	10/11/2023
2 9 Smith Street, Merbein VIC 3505	\$365,000	05/02/2024
3 15 Commercial Street, Merbein VIC 3505	\$385,000	24/07/2023

This Statement of Information was prepared on: 20 March 2024