



STATEMENT OF INFORMATION

9 MADISON CLOSE, MILDURA, VIC 3500

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 MADISON CLOSE, MILDURA, VIC 3500

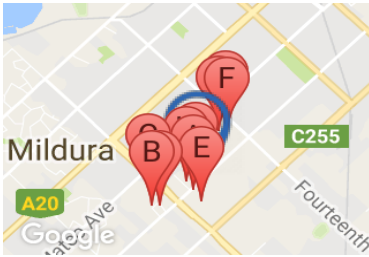
3 2 2

Indicative Selling Price

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

\$295,000 to \$320,000

SUBURB MEDIAN



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$260,000

01 April 2016 to 31 March 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.



1 SPRINGFIELD DR, MILDURA, VIC 3500

- - -

Sale Price

\$350,000

Sale Date: 05/05/2016

Distance from Property: 236m



12 BARRACLOUGH WAY, MILDURA, VIC 3500

3 2 2

Sale Price

\$342,900

Sale Date: 11/10/2016

Distance from Property: 786m



3 TAMINGA CT, MILDURA, VIC 3500

3 2 2

Sale Price

\$340,000

Sale Date: 04/10/2016

Distance from Property: 713m



This report has been compiled on 17/05/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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7 MADISON CL, MILDURA, VIC 3500

3 2 2

Sale Price

\$322,500

Sale Date: 24/08/2016

Distance from Property: 46m



21 SPRINGFIELD DR, MILDURA, VIC 3500

3 2 2

Sale Price

\$320,000

Sale Date: 14/09/2016

Distance from Property: 408m



3 JOSIE CRT, MILDURA, VIC 3500

3 2 2

Sale Price

\$320,000

Sale Date: 21/11/2016

Distance from Property: 746m



6 BENE VISTA BVD, MILDURA, VIC 3500

3 2 2

Sale Price

\$317,000

Sale Date: 08/04/2016

Distance from Property: 699m



4 ISABELLE CRT, MILDURA, VIC 3500

4 2 2

Sale Price

\$315,000

Sale Date: 15/06/2016

Distance from Property: 181m





5 AQUA CL, MILDURA, VIC 3500

 3  2  2

Sale Price

\$310,000

Sale Date: 16/11/2016

Distance from Property: 719m



5 TOWER GDNS, MILDURA, VIC 3500

 3  2  2

Sale Price

\$300,000

Sale Date: 22/07/2016

Distance from Property: 820m



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

9 MADISON CLOSE, MILDURA, VIC 3500

Indicative selling price

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

Single Price / Range

\$295,000 to \$320,000

Median sale price

Median price

\$260,000

House

Unit

Suburb

MILDURA

Period

01 April 2016 to 31 March 2017

Source



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
1 SPRINGFIELD DR, MILDURA, VIC 3500	\$350,000	05/05/2016
12 BARRACLOUGH WAY, MILDURA, VIC 3500	\$342,900	11/10/2016
3 TAMINGA CT, MILDURA, VIC 3500	\$340,000	04/10/2016
7 MADISON CL, MILDURA, VIC 3500	\$322,500	24/08/2016

21 SPRINGFIELD DR, MILDURA, VIC 3500	\$320,000	14/09/2016
3 JOSIE CRT, MILDURA, VIC 3500	\$320,000	21/11/2016
6 BENE VISTA BVD, MILDURA, VIC 3500	\$317,000	08/04/2016
4 ISABELLE CRT, MILDURA, VIC 3500	\$315,000	15/06/2016
5 AQUA CL, MILDURA, VIC 3500	\$310,000	16/11/2016
5 TOWER GDNS, MILDURA, VIC 3500	\$300,000	22/07/2016