



STATEMENT OF INFORMATION

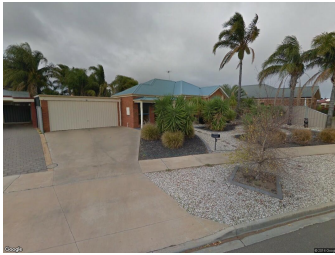
28 HOLLYWOOD BOULEVARD, MILDURA, VIC 3500

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



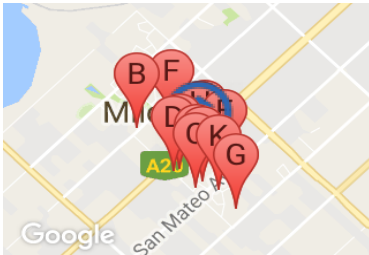
28 HOLLYWOOD BOULEVARD, MILDURA, 4 1 2

Indicative Selling Price

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

\$270,000 to \$295,000

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 REYNOLDS CRT, MILDURA, VIC 3500 4 2 2

Sale Price

\$282,500

Sale Date: 09/09/2016

Distance from Property: 170m



597 WALNUT AVE, MILDURA, VIC 3500 3 2 2

Sale Price

\$310,000

Sale Date: 13/09/2016

Distance from Property: 1km



26 LEICHHARDT DR, MILDURA, VIC 3500 3 2 2

Sale Price

\$315,001

Sale Date: 02/09/2016

Distance from Property: 335m



This report has been compiled on 30/05/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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262 SIXTEENTH ST, MILDURA, VIC 3500

3 1 2

Sale Price

\$239,000

Sale Date: 19/08/2016

Distance from Property: 347m



3 WILLS CRT, MILDURA, VIC 3500

3 2 2

Sale Price

\$280,000

Sale Date: 26/05/2016

Distance from Property: 356m



9 REUBEN LOCK CRT, MILDURA, VIC 3500

3 2 2

Sale Price

\$330,000

Sale Date: 26/05/2016

Distance from Property: 703m



15 PONDEROSA WAY, MILDURA, VIC 3500

3 2 2

Sale Price

\$310,000

Sale Date: 22/05/2016

Distance from Property: 834m



7 BRANDO CRT, MILDURA, VIC 3500

3 1 2

Sale Price

\$237,500

Sale Date: 27/04/2016

Distance from Property: 141m





3 TASMAN CRT, MILDURA, VIC 3500

3 2 2

Sale Price

\$280,000

Sale Date: 14/04/2016

Distance from Property: 214m



1 NEWMAN CL, MILDURA, VIC 3500

3 2 2

Sale Price

\$280,000

Sale Date: 29/02/2016

Distance from Property: 259m



1 DUNE DR, MILDURA, VIC 3500

3 2 2

Sale Price

\$310,000

Sale Date: 29/02/2016

Distance from Property: 472m



14 LEICHHARDT DR, MILDURA, VIC 3500

2 2 2

Sale Price

\$310,000

Sale Date: 10/05/2016

Distance from Property: 253m



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

28 HOLLYWOOD BOULEVARD, MILDURA, VIC 3500

Indicative selling price

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

Single Price / Range

\$270,000 to \$295,000

Median sale price

Median price

\$260,000

House

Unit

Suburb

MILDURA

Period

01 April 2016 to 31 March 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
1 REYNOLDS CRT, MILDURA, VIC 3500	\$282,500	09/09/2016
597 WALNUT AVE, MILDURA, VIC 3500	\$310,000	13/09/2016
26 LEICHHARDT DR, MILDURA, VIC 3500	\$315,001	02/09/2016
262 SIXTEENTH ST, MILDURA, VIC 3500	\$239,000	19/08/2016

3 WILLS CRT, MILDURA, VIC 3500	\$280,000	26/05/2016
9 REUBEN LOCK CRT, MILDURA, VIC 3500	\$330,000	26/05/2016
15 PONDEROSA WAY, MILDURA, VIC 3500	\$310,000	22/05/2016
7 BRANDO CRT, MILDURA, VIC 3500	\$237,500	27/04/2016
3 TASMAN CRT, MILDURA, VIC 3500	\$280,000	14/04/2016
1 NEWMAN CL, MILDURA, VIC 3500	\$280,000	29/02/2016
1 DUNE DR, MILDURA, VIC 3500	\$310,000	29/02/2016
14 LEICHHARDT DR, MILDURA, VIC 3500	\$310,000	10/05/2016