



STATEMENT OF INFORMATION

115 WALNUT AVENUE, MILDURA, VIC 3500

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



115 WALNUT AVENUE, MILDURA, VIC 3500  4  1  2

Indicative Selling Price

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

Price Range: **\$410,000 to \$450,000**

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$260,000

01 July 2016 to 30 June 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.



204 WALNUT AVE, MILDURA, VIC 3500

 4  2  2

Sale Price

\$362,000

Sale Date: 18/04/2017

Distance from Property: 664m



97 CHAFFEY AVE, MILDURA, VIC 3500

 4  2  4

Sale Price

\$380,000

Sale Date: 06/01/2017

Distance from Property: 162m



51 MAGNOLIA AVE, MILDURA, VIC 3500

 3  2  3

Sale Price

\$390,000

Sale Date: 13/05/2017

Distance from Property: 1.2km



This report has been compiled on 15/09/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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253 DEAKIN AVE, MILDURA, VIC 3500

4 2 2

Sale Price

\$415,000

Sale Date: 22/10/2016

Distance from Property: 1.3km



301 ELEVENTH ST, MILDURA, VIC 3500

3 2 1

Sale Price

\$446,000

Sale Date: 29/05/2017

Distance from Property: 335m



82 CHAFFEY AVE, MILDURA, VIC 3500

2 1 1

Sale Price

\$391,000

Sale Date: 09/05/2017

Distance from Property: 221m



202 WALNUT AVE, MILDURA, VIC 3500

4 2 2

Sale Price

\$541,000

Sale Date: 11/03/2017

Distance from Property: 643m



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

115 WALNUT AVENUE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$410,000 to \$450,000

Median sale price

Median price

\$260,000

House

X

Unit


Suburb

MILDURA

Period

01 July 2016 to 30 June 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
204 WALNUT AVE, MILDURA, VIC 3500	\$362,000	18/04/2017
97 CHAFFEY AVE, MILDURA, VIC 3500	\$380,000	06/01/2017
51 MAGNOLIA AVE, MILDURA, VIC 3500	\$390,000	13/05/2017
253 DEAKIN AVE, MILDURA, VIC 3500	\$415,000	22/10/2016

301 ELEVENTH ST, MILDURA, VIC 3500	\$446,000	29/05/2017
82 CHAFFEY AVE, MILDURA, VIC 3500	\$391,000	09/05/2017
202 WALNUT AVE, MILDURA, VIC 3500	\$541,000	11/03/2017