



## STATEMENT OF INFORMATION

20 CANTERBURY DRIVE, MILDURA, VIC 3500

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA





## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 CANTERBURY DRIVE, MILDURA, VIC**

4 2 2

**Indicative Selling Price**

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

**Price Range: \$300,000 to \$330,000**

## MEDIAN SALE PRICE



**MILDURA, VIC, 3500**

**Suburb Median Sale Price (House)**

**\$262,750**

01 October 2016 to 30 September 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.



**10 CANTERBURY DR, MILDURA, VIC 3500**

3 1 2

**Sale Price**

**\$288,000**

Sale Date: 03/10/2016

Distance from Property: 172m



**15 DURHAM AVE, MILDURA, VIC 3500**

4 2 1

**Sale Price**

**\$295,000**

Sale Date: 08/02/2017

Distance from Property: 153m



**19 CANTERBURY DR, MILDURA, VIC 3500**

3 2 2

**Sale Price**

**\$305,000**

Sale Date: 01/12/2016

Distance from Property: 20m



This report has been compiled on 13/11/2017 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 33 CANTERBURY DR, MILDURA, VIC 3500

3 2 2

Sale Price

**\$305,000**

Sale Date: 23/09/2016

Distance from Property: 259m



## 4 SUFFOLK DR, MILDURA, VIC 3500

3 2 2

Sale Price

**\$315,000**

Sale Date: 20/02/2017

Distance from Property: 296m



## 3 THAMES PL, MILDURA, VIC 3500

3 2 2

Sale Price

**\$340,000**

Sale Date: 18/10/2016

Distance from Property: 80m



## 48 LEICESTER ST, MILDURA, VIC 3500

3 2 2

Sale Price

**\$315,000**

Sale Date: 02/12/2016

Distance from Property: 951m



## 18 GOLDEN ASH DR, MILDURA, VIC 3500

3 2 2

Sale Price

**Price Withheld**

Sale Date: 30/10/2017

Distance from Property: 178m







## 40 GOLDEN ASH DR, MILDURA, VIC 3500

 3  2  2

Sale Price

**\*\$320,000**

Sale Date: 25/10/2017

Distance from Property: 198m



## 66 LEICESTER ST, MILDURA, VIC 3500

 3  2  2

Sale Price

**\$320,000**

Sale Date: 08/05/2017

Distance from Property: 1km



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

20 CANTERBURY DRIVE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$300,000 to \$330,000

Median sale price

Median price

\$262,750

House

X

Unit


Suburb

MILDURA

Period

01 October 2016 to 30 September 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
10 CANTERBURY DR, MILDURA, VIC 3500	\$288,000	03/10/2016
15 DURHAM AVE, MILDURA, VIC 3500	\$295,000	08/02/2017
19 CANTERBURY DR, MILDURA, VIC 3500	\$305,000	01/12/2016
33 CANTERBURY DR, MILDURA, VIC 3500	\$305,000	23/09/2016

4 SUFFOLK DR, MILDURA, VIC 3500	\$315,000	20/02/2017
3 THAMES PL, MILDURA, VIC 3500	\$340,000	18/10/2016
48 LEICESTER ST, MILDURA, VIC 3500	\$315,000	02/12/2016
18 GOLDEN ASH DR, MILDURA, VIC 3500	Price Withheld	30/10/2017
40 GOLDEN ASH DR, MILDURA, VIC 3500	*\$320,000	25/10/2017
66 LEICESTER ST, MILDURA, VIC 3500	\$320,000	08/05/2017