



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







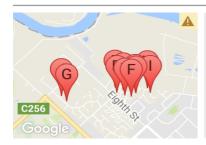
Indicative Selling Price

For the meaning of this price see 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







Sale Price

\$288,000

Sale Date: 03/10/2016

Distance from Property: 172m





15 DURHAM AVE, MILDURA, VIC 3500







Sale Price

\$295,000

Sale Date: 08/02/2017

Distance from Property: 153m





19 CANTERBURY DR, MILDURA, VIC 3500







Sale Price

\$305.000

Sale Date: 01/12/2016

Distance from Property: 20m











Sale Price

\$305,000

Sale Date: 23/09/2016

Distance from Property: 259m





4 SUFFOLK DR, MILDURA, VIC 3500







Sale Price

\$315,000

Sale Date: 20/02/2017







3 THAMES PL, MILDURA, VIC 3500







Sale Price

\$340,000

Sale Date: 18/10/2016

Distance from Property: 80m





48 LEICESTER ST, MILDURA, VIC 3500









Sale Price

\$315,000

Sale Date: 02/12/2016

Distance from Property: 951m





18 GOLDEN ASH DR, MILDURA, VIC 3500









Sale Price

Price Withheld

Sale Date: 30/10/2017

Distance from Property: 178m





40 GOLDEN ASH DR, MILDURA, VIC 3500 3 2 2 2 2 2







Sale Price

*\$320,000

Sale Date: 25/10/2017

Distance from Property: 198m





66 LEICESTER ST, MILDURA, VIC 3500









Sale Price

\$320,000

Sale Date: 08/05/2017





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
postcode	

Indicative selling price

For the meaning of this price see 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		ricefinder

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

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