



## STATEMENT OF INFORMATION

17 LEICESTER STREET, MILDURA, VIC 3500

PREPARED BY MILDURA PROPERTY ADVISERS, 67 DEAKIN AVENUE MILDURA



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**17 LEICESTER STREET, MILDURA, VIC**

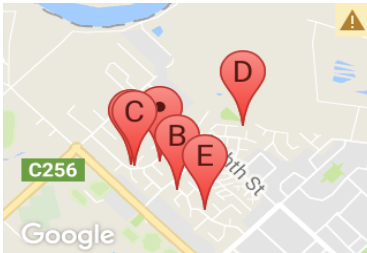
4 2 2

**Indicative Selling Price**

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

**Price Range: \$430,000 to \$460,000**

## 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.



**32 LEICESTER ST, MILDURA, VIC 3500**

3 2 2

**Sale Price**

**\$400,000**

Sale Date: 31/01/2017

Distance from Property: 197m



**25 PETRUCCI WAY, MILDURA, VIC 3500**

4 - -

**Sale Price**

**\$410,000**

Sale Date: 05/07/2017

Distance from Property: 245m



**30 LEICESTER ST, MILDURA, VIC 3500**

3 2 2

**Sale Price**

**\$450,000**

Sale Date: 18/04/2017

Distance from Property: 174m



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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## 23 SUFFOLK DR, MILDURA, VIC 3500

 4  2  2

Sale Price

**\$490,000**

Sale Date: 27/04/2017

Distance from Property: 626m



## 26 ULARARA DR, MILDURA, VIC 3500

 4  2  2

Sale Price

**\$420,000**

Sale Date: 21/09/2017

Distance from Property: 481m



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

17 LEICESTER STREET, 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:

\$430,000 to \$460,000

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
32 LEICESTER ST, MILDURA, VIC 3500	\$400,000	31/01/2017
25 PETRUCCI WAY, MILDURA, VIC 3500	\$410,000	05/07/2017
30 LEICESTER ST, MILDURA, VIC 3500	\$450,000	18/04/2017
23 SUFFOLK DR, MILDURA, VIC 3500	\$490,000	27/04/2017

26 ULARARA DR, MILDURA, VIC 3500	\$420,000	21/09/2017
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