



STATEMENT OF INFORMATION

100 MAGNOLIA AVENUE, MILDURA, VIC 3500

PREPARED BY TIM ALDRIDGE, MILDURA PROPERTY ADVISERS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



100 MAGNOLIA AVENUE, MILDURA, VIC

3 1 2

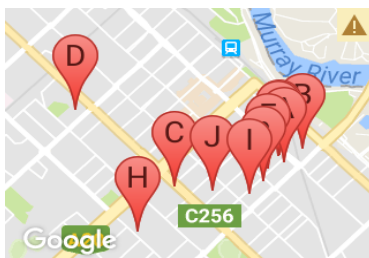
Indicative Selling Price

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

Price Range: \$285,000 to \$305,000

Provided by: Tim Aldridge, Mildura Property Advisers

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$256,000

01 January 2017 to 31 December 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.



64 MAGNOLIA AVE, MILDURA, VIC 3500

3 1 1

Sale Price

\$269,200

Sale Date: 27/11/2017

Distance from Property: 200m



34 MAGNOLIA AVE, MILDURA, VIC 3500

3 2 2

Sale Price

\$240,000

Sale Date: 29/08/2017

Distance from Property: 356m



243 ELEVENTH ST, MILDURA, VIC 3500

3 2 2

Sale Price

\$315,000

Sale Date: 20/07/2017

Distance from Property: 609m



This report has been compiled on 31/01/2018 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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2 WILLOW GR, MILDURA, VIC 3500

3 1 3

Sale Price

\$330,000

Sale Date: 15/06/2017

Distance from Property: 1.4km



75 MAGNOLIA AVE, MILDURA, VIC 3500

3 1 2

Sale Price

\$275,000

Sale Date: 29/05/2017

Distance from Property: 95m



49 MAGNOLIA AVE, MILDURA, VIC 3500

3 1 1

Sale Price

\$262,600

Sale Date: 26/05/2017

Distance from Property: 224m



51 MAGNOLIA AVE, MILDURA, VIC 3500

3 2 3

Sale Price

\$390,000

Sale Date: 13/05/2017

Distance from Property: 214m



114 THIRTEENTH ST, MILDURA, VIC 3500

4 1 2

Sale Price

***\$305,000**

Sale Date: 10/11/2017

Distance from Property: 939m





118 MAGNOLIA AVE, MILDURA, VIC 3500

 **2**  **1**  **1**

Sale Price

***\$230,000**

Sale Date: 24/11/2017

Distance from Property: 137m



139 LEMON AVE, MILDURA, VIC 3500

 **2**  **1**  **2**

Sale Price

\$260,000

Sale Date: 19/06/2017

Distance from Property: 354m



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

100 MAGNOLIA AVENUE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$285,000 to \$305,000

Median sale price

Median price

\$256,000

House

X

Unit


Suburb

MILDURA

Period

01 January 2017 to 31 December 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
64 MAGNOLIA AVE, MILDURA, VIC 3500	\$269,200	27/11/2017
34 MAGNOLIA AVE, MILDURA, VIC 3500	\$240,000	29/08/2017
243 ELEVENTH ST, MILDURA, VIC 3500	\$315,000	20/07/2017
2 WILLOW GR, MILDURA, VIC 3500	\$330,000	15/06/2017

75 MAGNOLIA AVE, MILDURA, VIC 3500	\$275,000	29/05/2017
49 MAGNOLIA AVE, MILDURA, VIC 3500	\$262,600	26/05/2017
51 MAGNOLIA AVE, MILDURA, VIC 3500	\$390,000	13/05/2017
114 THIRTEENTH ST, MILDURA, VIC 3500	*\$305,000	10/11/2017
118 MAGNOLIA AVE, MILDURA, VIC 3500	*\$230,000	24/11/2017
139 LEMON AVE, MILDURA, VIC 3500	\$260,000	19/06/2017