



STATEMENT OF INFORMATION

7 SUNNYSIDE AVENUE, MILDURA, VIC 3500

PREPARED BY TIM ALDRIDGE, MILDURA PROPERTY ADVISERS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 SUNNYSIDE AVENUE, MILDURA, VIC

3 1 1

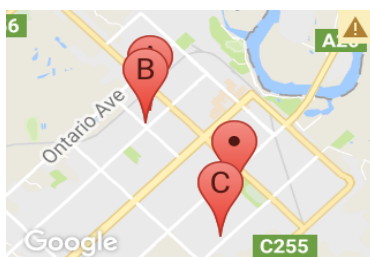
Indicative Selling Price

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

Price Range: \$190,000 to \$205,000

Provided by: Tim Aldridge, Mildura Property Advisers

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$262,500

01 April 2017 to 31 March 2018

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.



195 TWELFTH ST, MILDURA, VIC 3500

3 1 1

Sale Price

****\$220,000**

Sale Date: 03/05/2018

Distance from Property: 1.7km



180 THIRTEENTH ST, MILDURA, VIC 3500

3 2 2

Sale Price

\$217,000

Sale Date: 28/02/2018

Distance from Property: 1.6km



22 BRIAN CRES, MILDURA, VIC 3500

3 1 1

Sale Price

\$205,000

Sale Date: 18/01/2018

Distance from Property: 647m



This report has been compiled on 17/05/2018 by Mildura Property Advisers. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

7 SUNNYSIDE AVENUE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$190,000 to \$205,000

Median sale price

Median price

\$262,500

House

X

Unit

Suburb

MILDURA

Period

01 April 2017 to 31 March 2018

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
195 TWELFTH ST, MILDURA, VIC 3500	**\$220,000	03/05/2018
180 THIRTEENTH ST, MILDURA, VIC 3500	\$217,000	28/02/2018
22 BRIAN CRES, MILDURA, VIC 3500	\$205,000	18/01/2018