



STATEMENT OF INFORMATION

9 TARELLA COURT, MILDURA, VIC 3500

PREPARED BY TIM ALDRIDGE, MILDURA PROPERTY ADVISERS





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 TARELLA COURT, MILDURA, VIC 3500

2 1 3

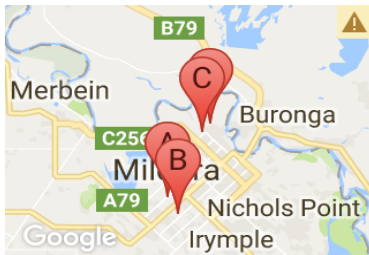
Indicative Selling Price

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

Price Range: \$250,000 to \$270,000

Provided by: Tim Aldridge, Mildura Property Advisers

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$262,412

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.



1/522 WALNUT AVE, MILDURA, VIC 3500

2 2 2

Sale Price

\$278,000

Sale Date: 24/02/2018

Distance from Property: 5km



18 TASMAN CRT, MILDURA, VIC 3500

2 2 2

Sale Price

\$286,500

Sale Date: 18/02/2018

Distance from Property: 5.7km



8/313 EIGHTH ST, MILDURA, VIC 3500

2 2 2

Sale Price

\$270,000

Sale Date: 10/03/2018

Distance from Property: 681m



This report has been compiled on 28/05/2018 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

9 TARELLA COURT, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$250,000 to \$270,000

Median sale price

Median price

\$262,412

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
1/522 WALNUT AVE, MILDURA, VIC 3500	\$278,000	24/02/2018
18 TASMAN CRT, MILDURA, VIC 3500	\$286,500	18/02/2018
8/313 EIGHTH ST, MILDURA, VIC 3500	\$270,000	10/03/2018