



STATEMENT OF INFORMATION

17 PLANE TREE DRIVE, MILDURA, VIC 3500

PREPARED BY TIM ALDRIDGE, MILDURA PROPERTY ADVISERS





STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**17 PLANE TREE DRIVE, MILDURA, VIC**

4
 2
 2

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$390,000 to \$425,000**

Provided by: Tim Aldridge, Mildura Property Advisers

MEDIAN SALE PRICE

**MILDURA, VIC, 3500**

Suburb Median Sale Price (House)

\$313,250

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

**1 WESTSIDE BVD, MILDURA, VIC 3500**

4
 2
 2

Sale Price

\$400,000

Sale Date: 01/06/2018

Distance from Property: 2.7km

**2 EYRE CRT, MILDURA, VIC 3500**

4
 2
 2

Sale Price

\$405,000

Sale Date: 30/05/2018

Distance from Property: 2.4km

**30 PLANTATION ST, MILDURA, VIC 3500**

4
 2
 2

Sale Price

\$405,000

Sale Date: 27/10/2017

Distance from Property: 1.6km



This report has been compiled on 07/06/2018 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 in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 PLANE TREE DRIVE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$390,000 to \$425,000

Median sale price

Median price

\$313,250

House

X

Unit

Suburb

MILDURA

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 WESTSIDE BVD, MILDURA, VIC 3500 | \$400,000 | 01/06/2018 |
| 2 EYRE CRT, MILDURA, VIC 3500 | \$405,000 | 30/05/2018 |
| 30 PLANTATION ST, MILDURA, VIC 3500 | \$405,000 | 27/10/2017 |