



# 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







**Indicative Selling Price** 

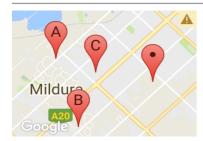
For the meaning of this price see consumer.vic.au/underquoting

**Price 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







Sale Price

\$400,000

Sale Date: 01/06/2018

Distance from Property: 2.7km





## 2 EYRE CRT, MILDURA, VIC 3500







**Sale Price** 

\$405,000

Sale Date: 30/05/2018

Distance from Property: 2.4km





# 30 PLANTATION ST, MILDURA, VIC 3500







**Sale Price** 

\$405.000

Sale Date: 27/10/2017

Distance from Property: 1.6km



# 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
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#### 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 Ma	rch 2018		Sour	се	p	ricefinder

#### 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