



# STATEMENT OF INFORMATION

216 SHEOAK AVENUE, KOORLONG, VIC 3501

PREPARED BY JO PILKINGTON , MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**216 SHEOAK AVENUE, KOORLONG, VIC**

 3  1  2

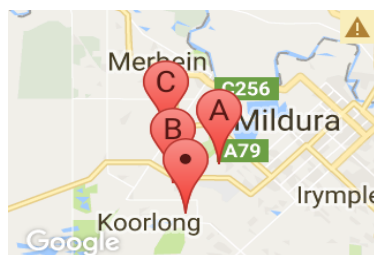
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: 175,000 to 192,500**

Provided by: Laura, Mildura & District Real Estate

## MEDIAN SALE PRICE



**KOORLONG, VIC, 3501**

**Suburb Median Sale Price (House)**

**\$375,000**

01 July 2016 to 30 June 2017

Provided by: 

## 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.



**150 DYAR AVE, CABARITA, VIC 3505**

 3  1  2

**Sale Price**

**Price Withheld**

Sale Date: 06/06/2017

Distance from Property: 3.5km



**36 ASH AVE, KOORLONG, VIC 3501**

 3  1  2

**Sale Price**

**\$170,000**

Sale Date: 19/12/2016

Distance from Property: 1.9km



**22 MONTELEONE LANE, MERBEIN SOUTH, VIC**

 3  -  -

**Sale Price**

**\$177,000**

Sale Date: 12/09/2016

Distance from Property: 4.8km



This report has been compiled on 05/07/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

216 SHEOAK AVENUE, KOORLONG, VIC 3501

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

175,000 to 192,500

Median sale price

Median price

\$375,000

House

X

Unit


Suburb

KOORLONG

Period

01 July 2016 to 30 June 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
150 DYAR AVE, CABARITA, VIC 3505	Price Withheld	06/06/2017
36 ASH AVE, KOORLONG, VIC 3501	\$170,000	19/12/2016
22 MONTELEONE LANE, MERBEIN SOUTH, VIC 3505	\$177,000	12/09/2016