



STATEMENT OF INFORMATION

6/271-285 TENTH STREET, MILDURA, VIC-3500

PREPARED BY LIAM GARLICK, MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/271-285 TENTH STREET, MILDURA, VIC

 2  1  1

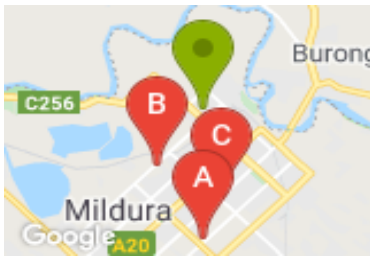
Indicative Selling Price

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

Price Range: 189,000 to 199,000

Provided by: Liam Garlick, Mildura & District Real Estate

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (Unit)

\$219,000

01 October 2018 to 30 September 2019

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.



6/645 ETIWANDA AVE, MILDURA, VIC 3500

 2  1  2

Sale Price

***\$230,000**

Sale Date: 27/09/2019

Distance from Property: 3.9km



1 ANWYL CL, MILDURA, VIC 3500

 2  1  1

Sale Price

***\$212,000**

Sale Date: 19/09/2019

Distance from Property: 2.1km



4/288 SAN MATEO AVE, MILDURA, VIC 3500

 2  1  1

Sale Price

\$143,500

Sale Date: 15/08/2019

Distance from Property: 2.7km



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

6/271-285 TENTH STREET, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

189,000 to 199,000

Median sale price

Median price

\$219,000

Property type

Unit

Suburb

MILDURA

Period

01 October 2018 to 30 September 2019

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

6/645 ETIWANDA AVE, MILDURA, VIC 3500	*\$230,000	27/09/2019
1 ANWYL CL, MILDURA, VIC 3500	*\$212,000	19/09/2019
4/288 SAN MATEO AVE, MILDURA, VIC 3500	\$143,500	15/08/2019

This Statement of Information was prepared on:

15/10/2019