

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 SWAN PLACE, MILDURA, VIC 3500

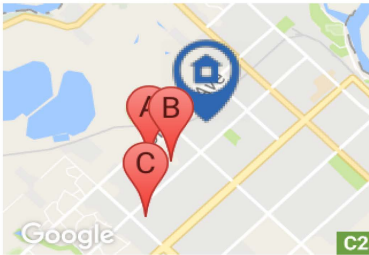
 3  1  2

Indicative Selling Price

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

\$230,000 to \$250,000

SUBURB MEDIAN



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$260,000

01 April 2016 to 31 March 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.



19 ANWYL CL, MILDURA, VIC 3500

 3  1  2

Sale Price

\$232,000

Sale Date: 07/07/2016

Distance from Property: 975m



19 MAHOGANY DR, MILDURA, VIC 3500

 3  1  2

Sale Price

\$260,000

Sale Date: 26/08/2016

Distance from Property: 763m



6 MCLAREN CRT, MILDURA, VIC 3500

 3  1  2

Sale Price

\$245,000

Sale Date: 06/04/2016

Distance from Property: 1.7km



This report has been compiled on 29/05/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

Single price \$ or range between \$230,000 & \$250,000

Median sale price

(*Delete house or unit as applicable)

Median price \$260,000 *House ☒ *unit ☐ Suburb or locality MILDURA
Period - From APRIL 2016 to MARCH 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 19 ANWYL CLOSE, MILDURA VIC 3500	\$232,000	07.07.2016
2- 19 MAHOGANY DRIVE, MILDURA VIC 3500	\$260,000	26.08.2016
3- 6 MCLAREN COURT, MILDURA VIC 3500	\$245,000	06.04.2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)