

STATEMENT OF INFORMATION

14 EASTSIDE DRIVE, MILDURA, VIC 3500

PREPARED BY TIERNEY REAL ESTATE MILDURA, 25 MADDEN AVENUE MILDURA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 EASTSIDE DRIVE, MILDURA, VIC 3500

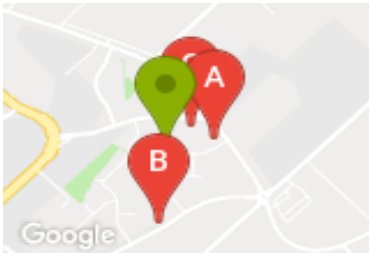
 4  2  2

Indicative Selling Price

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

Price Range: **\$279,000 to \$305,000**

MEDIAN SALE PRICE



MILDURA, VIC, 3500

Suburb Median Sale Price (House)

\$305,000

01 July 2018 to 30 June 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.



2 EASTSIDE DR, MILDURA, VIC 3500

 328  2  2

Sale Price

\$283,283

Sale Date: 12/04/2019

Distance from Property: 168m



40 ELLSWOOD CRES, MILDURA, VIC 3500

 4  2  2

Sale Price

\$295,000

Sale Date: 14/08/2018

Distance from Property: 288m



218 BENETOOK AVE, MILDURA, VIC 3500

 4  2  2

Sale Price

\$280,000

Sale Date: 09/07/2018

Distance from Property: 112m



This report has been compiled on 03/07/2019 by Tierney Real Estate Mildura. Property Data Solutions Pty Ltd 2019 - 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

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.

Property offered for sale

Address
Including suburb and

14 EASTSIDE DRIVE, MILDURA, VIC 3500

Indicative selling price

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

Price Range:

\$279,000 to \$305,000

Median sale price

Median price

\$305,000

House

☒

Unit

☐

Suburb

MILDURA

Period

01 July 2018 to 30 June 2019

Source

 pricefinder

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

2 EASTSIDE DR, MILDURA, VIC 3500	\$283,283	12/04/2019
40 ELLSWOOD CRES, MILDURA, VIC 3500	\$295,000	14/08/2018
218 BENETOOK AVE, MILDURA, VIC 3500	\$280,000	09/07/2018