



STATEMENT OF INFORMATION

506 MCEDWARD STREET, BIRDWOODTON, VIC 3505

PREPARED BY JO PILKINGTON, MILDURA & DISTRICT REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



506 MCEDWARD STREET,

 3  1  4

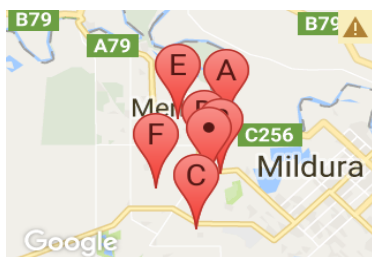
Indicative Selling Price

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

Price Range: \$200,000 to \$230,000

Provided by: Jo Pilkington, Mildura & District Real Estate

MEDIAN SALE PRICE



BIRDWOODTON, VIC, 3505

Suburb Median Sale Price (House)

\$292,500

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.



45 CHANNEL RD, MERBEIN, VIC 3505

 3  2  12

Sale Price

\$156,000

Sale Date: 25/03/2017

Distance from Property: 3.6km



87 MENA RD, BIRDWOODTON, VIC 3505

 3  1  1

Sale Price

\$155,000

Sale Date: 02/03/2017

Distance from Property: 810m



36 ASH AVE, KOORLONG, VIC 3501

 3  1  2

Sale Price

\$170,000

Sale Date: 19/12/2016

Distance from Property: 2.9km



This report has been compiled on 22/08/2017 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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313 RIVER AVE, MERBEIN, VIC 3505

 3  1  -

Sale Price

\$259,000

Sale Date: 16/08/2016

Distance from Property: 1.1km



69 QUANDONG AVE, MERBEIN, VIC 3505

 3  1  2

Sale Price

\$227,000

Sale Date: 12/08/2016

Distance from Property: 4.2km



181 SEVENTH ST, MERBEIN SOUTH, VIC 3505

 3  1  2

Sale Price

\$190,250

Sale Date: 13/05/2016

Distance from Property: 3km



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

506 MCEDWARD STREET, BIRDWOODTON, VIC 3505

Indicative selling price

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

Price Range:

\$200,000 to \$230,000

Median sale price

Median price

\$292,500

House

X

Unit


Suburb

BIRDWOODTON

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
45 CHANNEL RD, MERBEIN, VIC 3505	\$156,000	25/03/2017
87 MENA RD, BIRDWOODTON, VIC 3505	\$155,000	02/03/2017
36 ASH AVE, KOORLONG, VIC 3501	\$170,000	19/12/2016
313 RIVER AVE, MERBEIN, VIC 3505	\$259,000	16/08/2016

69 QUANDONG AVE, MERBEIN, VIC 3505	\$227,000	12/08/2016
181 SEVENTH ST, MERBEIN SOUTH, VIC 3505	\$190,250	13/05/2016