



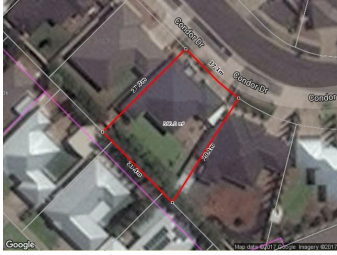
# STATEMENT OF INFORMATION

5 CONDOR DRIVE, MILDURA, VIC 3500

PREPARED BY MILDURA & DISTRICT REAL ESTATE

# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 CONDOR DRIVE, MILDURA, VIC 3500**

 3  2  2

Indicative Selling Price

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

Single Price: **\$329,000**

## MEDIAN SALE PRICE



**MILDURA, VIC, 3500**

Suburb Median Sale Price (House)

**\$262,750**

01 October 2016 to 30 September 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.



**9 PONDEROSA WAY, MILDURA, VIC 3500**

 3  2  2

Sale Price

**\*\$318,000**

Sale Date: 27/09/2017

Distance from Property: 2.2km



**64 PANORAMA DR, MILDURA, VIC 3500**

 3  2  2

Sale Price

**\*\$340,000**

Sale Date: 21/09/2017

Distance from Property: 559m



**1 EYRE CRT, MILDURA, VIC 3500**

 3  2  2

Sale Price

**\*\$328,000**

Sale Date: 18/08/2017

Distance from Property: 1.6km



This report has been compiled on 27/10/2017 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

5 CONDOR DRIVE, MILDURA, VIC 3500

### Indicative selling price

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

Single Price:

\$329,000

### Median sale price

Median price

\$262,750

House

Unit

Suburb

MILDURA

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### 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
9 PONDEROSA WAY, MILDURA, VIC 3500	*\$318,000	27/09/2017
64 PANORAMA DR, MILDURA, VIC 3500	*\$340,000	21/09/2017
1 EYRE CRT, MILDURA, VIC 3500	*\$328,000	18/08/2017