

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

40 Christie Parade, Mildura Vic 3500

Indicative selling price

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

Range between

\$170,000

&

\$187,000

Median sale price

Median price

\$270,000

House

X

Unit

Suburb or locality

Mildura

Period - From

01/07/2017

to

30/06/2018

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	9 Christie Pde MILDURA 3500	\$182,000	06/11/2017
2	32 Christie Pde MILDURA 3500	\$175,000	08/03/2017
3	6 Christie Pde MILDURA 3500	\$170,000	13/02/2018

OR

B* 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 eighteen months.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 599 sqm approx
Agent Comments

Indicative Selling Price
\$170,000 - \$187,000
Median House Price
Year ending June 2018: \$270,000

Comparable Properties



9 Christie Pde MILDURA 3500 (REI/VG)

Agent Comments

 3  1  2

Price: \$182,000
Method: Private Sale
Date: 06/11/2017
Rooms: 4
Property Type: House
Land Size: 666 sqm approx



32 Christie Pde MILDURA 3500 (REI/VG)

Agent Comments

 3  1  2

Price: \$175,000
Method: Private Sale
Date: 08/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 591 sqm approx



6 Christie Pde MILDURA 3500 (REI/VG)

Agent Comments

 3  1  1

Price: \$170,000
Method: Private Sale
Date: 13/02/2018
Rooms: 4
Property Type: House
Land Size: 556 sqm approx