

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

11 Eulinga Drive, Mildura Vic 3500

Indicative selling price

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

Range between \$360,000

&

\$396,000

Median sale price

Median price \$325,000

House

X

Unit

Suburb or locality Mildura

Period - From 01/10/2018

to

31/12/2018

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	58 Montana Dr MILDURA 3500	\$370,000	22/01/2019
2	10 Pietro Ct MILDURA 3500	\$360,000	01/01/2019
3	11 Ford CI MILDURA 3500	\$345,000	27/02/2019

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.



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Rooms:

Property Type: House

Land Size: 704 sqm approx

Agent Comments

Indicative Selling Price

\$360,000 - \$396,000

Median House Price

December quarter 2018: \$325,000

Comparable Properties



58 Montana Dr MILDURA 3500 (REI/VG)

Agent Comments

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Price: \$370,000

Method: Private Sale

Date: 22/01/2019

Rooms: 6

Property Type: House (Res)

Land Size: 659 sqm approx



10 Pietro Ct MILDURA 3500 (REI/VG)

Agent Comments

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Price: \$360,000

Method: Private Sale

Date: 01/01/2019

Rooms: 5

Property Type: House

Land Size: 847 sqm approx



11 Ford Ct MILDURA 3500 (REI)

Agent Comments

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Price: \$345,000

Method: Private Sale

Date: 27/02/2019

Rooms: 6

Property Type: House (Res)

Land Size: 808 sqm approx