

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

199 Thirteenth Street, Mildura Vic 3500

Indicative selling price

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

Range between \$280,000 & \$308,000

Median sale price

Median price \$312,500 Property Type House Suburb Mildura

Period - From 01/01/2019 to 31/12/2019 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 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
1	187 Thirteenth St MILDURA 3500	\$290,000	29/03/2019
2	14 Nancy Ct MILDURA 3500	\$287,500	19/04/2019
3	2 Opray Ct MILDURA 3500	\$286,250	30/09/2019

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 18 months.~~

This Statement of Information was prepared on:

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199 Thirteenth Street, Mildura Vic 3500



Paul Modica
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Indicative Selling Price

\$280,000 - \$308,000

Median House Price

Year ending December 2019: \$312,500



Property Type: House (Previously Occupied - Detached)

Land Size: 763 sqm approx

Agent Comments

Comparable Properties



187 Thirteenth St MILDURA 3500 (REI/VG)

Agent Comments



Price: \$290,000

Method: Private Sale

Date: 29/03/2019

Rooms: 4

Property Type: House

Land Size: 713 sqm approx



14 Nancy Ct MILDURA 3500 (REI/VG)

Agent Comments



Price: \$287,500

Method: Private Sale

Date: 19/04/2019

Rooms: 4

Property Type: House (Res)

Land Size: 748 sqm approx



2 Opray Ct MILDURA 3500 (REI/VG)

Agent Comments



Price: \$286,250

Method: Private Sale

Date: 30/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 764 sqm approx

Account - Paul Modica Real Estate | P: 03 5023 1400 | F: 03 5023 1766



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.