



# STATEMENT OF INFORMATION

12 GARRETT COURT, BIRDWOODTON, VIC 3505

PREPARED BY MILDURA & DISTRICT REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**12 GARRETT COURT, BIRDWOODTON, VIC**  -  -  -

### Indicative Selling Price

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

Price Range: **\$365,000 to \$389,000**

## MEDIAN SALE PRICE



**BIRDWOODTON, VIC, 3505**

Suburb Median Sale Price (House)

**\$229,000**

01 January 2017 to 31 December 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.



**8 GARRETT CRT, BIRDWOODTON, VIC 3505**  4  2  2

Sale Price

**\$450,000**

Sale Date: 14/04/2016

Distance from Property: 77m 



**152 MCEDWARD ST, BIRDWOODTON, VIC**  4  2  2

Sale Price

**\$512,000**

Sale Date: 18/08/2016

Distance from Property: 1.4km 



**1 LAUREN CRT, MERBEIN, VIC 3505**  4  2  2

Sale Price

**\$441,000**

Sale Date: 11/02/2017

Distance from Property: 1km 

This report has been compiled on 08/02/2018 by Mildura & District Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

## 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

12 GARRETT COURT, BIRDWOODTON, VIC 3505

### Indicative selling price

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

Price Range: \$365,000 to \$389,000

### Median sale price

Median price \$229,000

House

Unit

Suburb

BIRDWOODTON

Period

01 January 2017 to 31 December 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
8 GARRETT CRT, BIRDWOODTON, VIC 3505	\$450,000	14/04/2016
152 MCEDWARD ST, BIRDWOODTON, VIC 3505	\$512,000	18/08/2016
1 LAUREN CRT, MERBEIN, VIC 3505	\$441,000	11/02/2017