

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

Price Range:

\$365,000 to \$389,000

MEDIAN SALE PRICE



BIRDWOODTON, VIC, 3505

Suburb Median Sale Price (House)

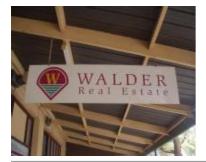
\$229,000

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

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







Sale Price

\$450,000

Sale Date: 14/04/2016

Distance from Property: 77m





152 MCEDWARD ST, BIRDWOODTON, VIC







Sale Price

\$512,000

Sale Date: 18/08/2016

Distance from Property: 1.4km





1 LAUREN CRT, MERBEIN, VIC 3505







Sale Price

\$441.000

Sale Date: 11/02/2017

Distance from Property: 1km



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
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Indicative selling price

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

Median sale price

Median price	\$229,000	House	X	Unit	Suburb	BIRDWOODTON	
Period	01 January 2017 to 31 December 2017			Source	p	pricefinder	

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