

## 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 22 Leonard Street, Mildura Vic 3500

### Indicative selling price

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

range between \$200,000 & \$220,000

### Median sale price

Median price \$292,000

Suburb or  
locality Mildura, Vic 3500

Period - From Jun 2018 to May 2019

Source CoreLogic

### 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 |
|-----------------------------------------|-----------|--------------|
| 1 103 Eleventh Street, Mildura Vic 3500 | \$210,000 | 02/04/2019   |
| 2 87 Eleventh Street, Mildura Vic 3500  | \$190,000 | 09/02/2019   |
| 3 41 Hector Street, Mildura Vic 3500    | \$185,000 | 14/01/2019   |