

## 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 Golden Ash Drive, Mildura Vic 3500

### Indicative selling price

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

Single price \$150,000

### Median sale price

Median land price \$120,000

Suburb or  
locality Mildura Vic 3500

Period - From Nov 2017 to Oct 2018

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 4 Providence Drive, Mildura Vic 3500	\$175,000	30/07/2018
2 5 Providence Drive, Mildura Vic 3500	\$160,000	10/11/2017
3 22 Ontario Park Drive, Mildura Vic 3500	\$129,000	28/08/2018