

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 2/524 Walnut Avenue, Mildura, VIC 3500

Indicative selling price

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

range between \$230,000 & \$250,000

Median sale price

Median Unit price \$200,000

Suburb or
locality Mildura, VIC 3500

Period - From Oct 2017 to Sep 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
2/8 John Monash Boulevard, Mildura, VIC 3500	\$278,000	27/03/2018
8 Marsden Drive, Mildura, VIC 3500	\$225,000	17/04/2018
12/883-885 Fifteenth Street, Mildura, VIC 3500	\$246,000	22/06/2018