

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	8 Carmela Court, Mildura, VIC 3500
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Indicative selling price

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

range between \$390,000 & \$429,000

Median sale price

Median price	\$262,675	Suburb or locality	Mildura, VIC 3500
Period - From	Mar 2017	to	Feb 2108
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
8 Ribarits Court, Mildura, VIC 3500	\$425,000	14/10/2016
25 Petrucci Way, Mildura, VIC 3500	\$410,000	05/07/2017
6 Rodi Court, Mildura, VIC 3500	\$380,000	20/10/2017