

## 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	242 Wade Avenue, 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 \$235,000 & \$258,500

### Median sale price

Median house price	\$281,000	Suburb or locality	Mildura Vic 3500
Period - From	Apr 2018	to	Mar 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 12 Henderson Place, Mildura Vic 3500	\$252,000	01/09/2018
2 15 Floral Avenue, Mildura Vic 3500	\$222,000	24/09/2018
3 123 Pasadena Grove, Mildura Vic 3500	\$248,500	17/03/2018