
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

3271 Etiwanda Avenue, Mildura

Indicative selling price

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

range between

\$299,500

&

\$329,450

Median sale price

Median house price

\$260,000

Suburb or
locality

Mildura

Period - From

01/04/2016

to

31/03/2017

Source

Property Data Solutions Pty Ltd 2017
www.pricefinder.com.au

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. 3104 Deakin Avenue, Mildura	\$320,000	28/09/2016
2. 613 Seventeenth Street, Mildura	\$310,000	02/04/2016
3. 1160-1166 Sandilong Avenue, Irymple	\$299,000	12/10/2016

Property data source: Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au. Generated on 11 May 2017.