

## 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 11 Toorak 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 \$500,000 & \$550,000

### Median sale price

Median house price \$278,000 Suburb or locality Mildura, Vic 3500  
Period - From Jan 2018 to Feb 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 15 Toorak Avenue, Mildura Vic 3500	\$540,000	12/11/2017
2 78 Walnut Avenue, Mildura Vic 3500	\$585,000	14/12/2018
3 67 Olive Avenue, Mildura Vic 3500	\$500,000	04/11/2018