

Statement of Information  
**Internet advertising for single residential property  
 located within or outside the Melbourne metropolitan  
 area**

**Sections 47AF of the Estate Agents Act 1980**

**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting  
 (\*Delete single price or range as applicable)

|  |             |           |   |           |
|--|-------------|-----------|---|-----------|
|  | Price range | \$365,000 | & | \$385,000 |
|--|-------------|-----------|---|-----------|

**Median sale price**

(\*Delete house or unit as applicable)

|               |            |        |            |        |             |                       |         |
|---------------|------------|--------|------------|--------|-------------|-----------------------|---------|
| Median price  | \$305,000  | *House | X          | *unit  |             | Suburb<br>or locality | MILDURA |
| Period - From | 01.07.2018 | to     | 30.06.2019 | Source | PRICEFINDER |                       |         |

**Comparable property sales**

**A\*** 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 –6 SHERRING WAY, MILDURA VIC 3500    | \$380,000 | 09.08.2019   |
| 2 –21 PANORAMA DRIVE, MILDURA VIC 3500 | \$365,000 | 09.07.2019   |
| 3 – 58 MONTANA DRIVE, MILDURA VIC 3500 | \$370,000 | 22.01.2019   |