

## 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 or locality and postcode	18 HIBISCUS DRIVE, MILDURA VIC 3500									
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)										
			Range bet	ween	\$199,000		&	\$218,000		
Median sale price										
(*Delete house or unit as applicable)										
Median price	\$212,250	Ηοι	ise	*Unit X		Suburb or locality	IMILDURA			
Period - From	01.01.2048	to 3	1.12.2018		Source	PRICEFI	NDER			

## 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 –1/426 ELEVENTH STREET, MILDURA VIC 3500	\$213,000	19.10.2018	
2 – 11/290 NINTH STREET, MILDURA VIC 3500	\$210,000	05.09.2018	
3 – 2/259 WALNUT AVENUE, MILDURA VIC 3500	\$194,500	24.08.2018	

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