

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 7/265-283 Twelfth Street, Mildura, VIC 3500

Indicative selling price

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

range between \$470,000 & \$515,000

Median sale price

Median Unit price \$200,000

Suburb or
locality Mildura, VIC 3500

Period - From Sep 2017 to Aug 2018

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
106 Ninth Street, Mildura, VIC 3500	\$478,100	Jan 2018
116 Olive Avenue, Mildura, VIC 3500	\$530,000	Apr 2017
305 Eleventh Street, Mildura, VIC 3500	\$500,000	Aug 2018