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**STATEMENT OF INFORMATION**

Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 15 Wirraway Drive, 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

\$275,000

&

\$299,000

**Median sale price**

Median house price

\$261,000

Suburb or  
locality

Mildura

Period - From

01 April 2107

to

31 March 2017

Source

Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://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
37 Wirraway Dr, Mildura, VIC 3500	\$270,000	23/02/2017
21 Chardonnay Dr, Mildura, VIC 3500	\$275,000	02/03/2017
27 Boomerang Crt, Mildura, VIC 3500	\$265,000	17/03/2017