

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 13 Brian Crescent, Mildura, VIC 3500

Indicative selling price

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

Single price \$162,500

Median sale price

Median House price \$262,675

Suburb or
locality Mildura, VIC

Period - From Mar 2017 to Feb 2017

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
8 Myall Place, Mildura, VIC 3500	\$166,500	08/06/2017
52 Brian Crescent, Mildura, VIC 3500	\$176,000	07/11/2016
6 St Neots Court, Mildura, VIC 3500	\$183,000	15/06/2017