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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

|                                            |
|--------------------------------------------|
| 24/841 Fifteenth Street, 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

|           |
|-----------|
| \$170,000 |
|-----------|

&

|           |
|-----------|
| \$187,000 |
|-----------|

### Median sale price

Median unit price

|           |
|-----------|
| \$177,500 |
|-----------|

Suburb or  
locality

|                   |
|-------------------|
| Mildura, VIC 3500 |
|-------------------|

Period - From

|              |
|--------------|
| 01 July 2016 |
|--------------|

to

|              |
|--------------|
| 30 June 2017 |
|--------------|

Source

|                                                                                                            |
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| Property Data Solutions Pty Ltd 2017<br><a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a> |
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### 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 |
|-------------------------------------------|-----------|--------------|
| 3/905 Fifteenth Street, Mildura, VIC 3500 | \$175,000 | 16/02/2017   |
| 1/290 Twelfth Street, Mildura, VIC 3500   | \$176,400 | 06/04/2017   |
| 2/163 Walnut Avenue, Mildura, VIC 3500    | \$176,500 | 29/06/2017   |

Property data source: Property Data Solutions Pty Ltd 2017 [www.pricefinder.com.au](http://www.pricefinder.com.au). Generated on 1 August 2017.