
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

12 Philippa Crescent, Mildura

Indicative selling price

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

range between	\$272,500	&	\$299,500
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Median sale price

Median house price	\$260,000	Suburb or locality	Mildura
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Period - From	01/03/2016	to	01/03/2017	Source	Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au
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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. 970 Fifteenth Street, Mildura	\$292,000	08/11/2016
2. 7 Durham Avenue, Mildura	\$280,000	07/06/2016
3. 8 Madison Close, Mildura	\$280,000	19/05/2016

Property data source: Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au. Generated on 08 May 2017.