

## 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 4/430 Etiwanda Avenue, 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 \$180,000 & \$198,000

### Median sale price

Median Unit price \$179,500

Suburb or  
locality Mildura, VIC 3500

Period - From

to

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
4/645 Etiwanda Avenue, Mildura, VIC 3500	\$180,000	17/08/2017
1/787 Fifteenth Street, Mildura, VIC 3500	\$190,000	12/09/2017
3/288 Twelfth Street, Mildura, VIC 3500	\$180,000	28/09/2017