

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

	range between	\$225,000	&	\$247,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$265,000	*House	X	*unit		Suburb or locality	MILDURA
Period - From	01.01.2017	to	31.12.2017	Source	PRICEFINDER		

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/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- 19 COLEMAN AVENUE, MILDURA VIC 3500	\$220,000	11.03.2017
2- 33 JUDE AVENUE, MILDURA VIC 3500	\$230,000	24.08.2017
3- 32 JUDE AVENUE, MILDURA VIC 3500	\$237,000	19.10.2016