

Statement of Information – 33 Bridge Way, Mildura
**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

Single price \$475,000

Median sale price

(*Delete house or unit as applicable)

Median price \$260,000

*House ☒

Suburb
or locality MILDURA

Period - From JULY 2016 to JUNE 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 25 Bridge Way, Mildura, Vic | \$450,000 | 06.04.2016 |
| 2 56 Bridge Way, Mildura, Vic | \$450,000 | 09.02.2016 |
| 3 7 Bridge Way, Mildura, Vic | \$437,500 | 01.08.2016 |