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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

|                                           |
|-------------------------------------------|
| 3/62 Thirteenth 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

|           |
|-----------|
| \$180,000 |
|-----------|

 & 

|           |
|-----------|
| \$198,000 |
|-----------|

### Median sale price

Median Unit price

|           |
|-----------|
| \$200,000 |
|-----------|

Suburb or  
locality

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

Period - From

|          |
|----------|
| Jul 2017 |
|----------|

 to 

|          |
|----------|
| Jun 2018 |
|----------|

Source

|           |
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| CoreLogic |
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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 |
|------------------------------------------|-----------|--------------|
| 4/430 Etiwanda Avenue, Mildura, VIC 3500 | \$184,000 | 15/01/2018   |
| 406 San Mateo Avenue, Mildura, VIC 3500  | \$190,000 | 22/02/2018   |
| 1/223 Twelfth Street, Mildura, VIC 3500  | \$170,000 | 06/02/2018   |