

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 89A Magnolia Avenue, Mildura, VIC 3500

Indicative selling price

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

range between \$380,000 & \$410,000

Median sale price

Median House price \$260,000

Suburb or
locality Mildura, VIC 3500

Period - From Jan 2017 to Dec 2017

Source CoreLogic

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
51 Magnolia Avenue, Mildura, VIC 3500	\$390,000	13/05/2017
16 Wattle Avenue, Mildura, VIC 3500	\$435,000	28/07/2017
5 Eyre Court, Mildura, VIC 3500	\$360,000	27/03/2017