

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

|                                      |
|--------------------------------------|
| 463 Ontario 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

|           |   |           |
|-----------|---|-----------|
| \$275,000 | & | \$299,000 |
|-----------|---|-----------|

### Median sale price

Median price

|           |               |       |        |         |
|-----------|---------------|-------|--------|---------|
| \$305,000 | Property type | House | Suburb | Mildura |
|-----------|---------------|-------|--------|---------|

Period - From

|            |    |             |        |           |
|------------|----|-------------|--------|-----------|
| 1 Jan 2019 | to | 31 Dec 2019 | 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 |
|--|-----------|--------------|
| 1 572 Ontario Avenue, Mildura Vic 3500 | \$270,000 | 27/06/2019   |
| 2 2 Anthony Street, Mildura Vic 3500   | \$275,000 | 17/09/2018   |
| 3 30 Marsden Drive, Mildura Vic 3500   | \$295,000 | 05/08/2019   |

This Statement of Information was prepared on:

|                 |
|-----------------|
| 16 January 2020 |
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