

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 4 Providence Drive, Mildura, VIC 3500

Indicative selling price

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

price range

\$170,000

to

\$185,000

Median sale price

Median Land price

\$112,000

Suburb or
locality

Mildura, VIC 3500

Period - From

Nov 2017

to

Oct 2018

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
Lot 25 Providence West Estate	\$175,000	23/02/2018
Lot 21 Providence West Estate	\$175,000	12/10/2017
Lot 26 Providence West Estate	\$175,000	26/09/2018