

Statement of Information
**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
 (*Delete single price or range as applicable)

	Range between	\$399,000	&	\$419,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$272,500	*House	X	*unit		Suburb or locality	MILDURA
Period - From	01.10.2017	to	30.09.2018	Source	PRICEFINDER		

Comparable property sales

A* 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- 12 KEDMENEC DRIVE, MILDURA VIC 3500	\$410,000	24.03.2018
2- 7 FELIX COURT, MILDURA VIC 3500	\$415,000	20.08.2018
3- 3 KEDMENIC DRIVE, MILDURA VIC 3500	\$419,500	04.07.2018