

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 KEDMENEC DRIVE, MILDURA VIC 3500	\$419,500	04.07.2018