

## 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	61 Lemon Avenue, Mildura Vic 3500
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$390,000 & \$420,000

### Median sale price

Median unit price	\$212,000	Suburb or locality	Mildura, Vic 3500
Period - From	Dec 2017	to	Nov 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
1 89a Magnolia Avenue, Mildura Vic 3500	\$380,000	02/02/2018
2 117 Olive Avenue, Mildura Vic 3500	\$420,000	26/04/2018
3 27 Petrucci Way, Mildura Vic 3500	\$385,000	03/01/2018