

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)

Single price \$* or range between \$355,000 & \$385,000

Median sale price

(*Delete house or unit as applicable)

Median price \$260,000 *House ☒ *unit ☐ Suburb or locality MILDURA
Period - From JULY 2016 to JUNE 2017 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 76 PANORAMA DRIVE, MILDURA VIC 3500	\$345,000	01.02.2017
2- 1 DELTA COURT, MILDURA VIC 3500	\$382,500	02.07.2016
3- 18 PHILIPPA CRESCENT, MILDURA VIC 3500	\$355,000	18.03.2016

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)