
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

31 Sterling Drive, Mildura, VIC 3500

Indicative selling price

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

range between

\$280,000

 &

\$308,000

Median sale price

Median House price

\$265,000

Suburb or
locality

Mildura, VIC 3500

Period - From

Aug 2017

 to

Jul 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
8 Delta Court, Mildura, VIC 3500	\$345,000	20/04/2018
992 Fifteenth Street, Mildura, VIC 3500	\$315,000	18/04/2018
4 Thames Place, Mildura, VIC 3500	\$320,500	