

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 17 Heron Avenue, Mildura, VIC 3500

Indicative selling price

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

range between \$230,000 & \$253,000

Median sale price

Median house price \$263,000

Suburb or
locality Mildura, VIC 3500

Period - From 01 April 2016 to 31 March 2017

Source Property Data Solutions Pty Ltd 2017
www.pricefinder.com.au

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 Steven Street, Mildura, VIC 3500	\$230,000	12/07/2016
18 Tatra Avenue, Mildura, VIC 3500	\$238,000	11/11/2016
49 Magnolia Avenue, Mildura, VIC 3500	\$262,600	26/05/2017