

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

2 Victoria Court, Mildura 3500

Indicative selling price

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

Single price or range between \$170,000 & \$187,00

Median sale price

Median price \$325,000 Property type House Suburb Mildura

Period - From 1/9/19 to 29/9/20 Source Hometrack Australia

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. 100 Twelfth St, Mildura	\$195,000	29/1/20
2. 5 Kelvin Ave, Mildura	\$165,000	20/8/19
3. 390 Etiwanda Ave, Mildura	\$165,000	28/12/19

This Statement of Information was prepared on: 12/10/20