
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

3/44 Cherry Avenue, Mildura, VIC 3500

Indicative selling price

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

range between

\$105,000

 &

\$115,000

Median sale price

Median unit price

\$177,500

Suburb or
locality

Mildura, VIC 3500

Period - From

01 July 2016

 to

30 June 2017

Source

Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au
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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
2/234 San Mateo Avenue, Mildura, VIC 3500	\$120,000	07/04/2017
2/280 San Mateo Avenue, Mildura, VIC 3500	\$115,000	20/03/2017
7/189 Deakin Avenue, Mildura, VIC 3500	\$115,500	11/05/2016

Property data source: Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au. Generated on 26 July 2017.