

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 \$245,000 & \$259,000

Median sale price

(*Delete house or unit as applicable)

Median price \$177,500 *House *unit X Suburb or locality MILDURA
Period - From APRIL 2016 to MARCH 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- 1-383 ELEVENTH STREET, MILDURA VIC 3500	\$252,000	10.02.2017
2- 40-313 EIGHTH STREET, MILDURA VIC 3500	\$260,000	21.01.2017
3- 11-145 RIVERSIDE AVENUE, MILDURA VIC 3500	\$270,000	25.11.2016

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)