
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

4 Herston Drive, Mildura, VIC 3500

Indicative selling price

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

range between

\$235,000

 &

\$258,000

Median sale price

Median house price

\$261,606

Suburb or
locality

Mildura

Period - From

01 April 2016

 to

31 March 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
7 Ashwood Court, Mildura, VIC 3500	\$245,000	09/03/2017
21 Olympic Way, Mildura, VIC 3500	\$245,000	11/01/2017
2/234 Wade Avenue, Mildura, VIC 3500	\$240,000	19/02/2017