

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10/313 EIGHTH STREET, MILDURA, VIC

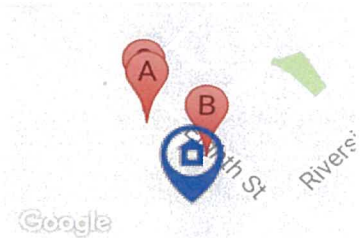
 3  2  2

Indicative Selling Price

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

279,000

SUBURB MEDIAN



MILDURA, VIC, 3500

Suburb Median Sale Price (Unit)

\$177,500

01 April 2016 to 31 March 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



40/313 EIGHTH ST, MILDURA, VIC 3500

 3  2  2

Sale Price

\$260,000

Sale Date: 21/01/2017

Distance from Property: 179m



305 EIGHTH ST, MILDURA, VIC 3500

 3  1  2

Sale Price

\$270,000

Sale Date: 11/02/2016

Distance from Property: 97m



38/313 EIGHTH ST, MILDURA, VIC 3500

 3  2  2

Sale Price

\$270,100

Sale Date: 04/02/2016

Distance from Property: 202m



This report has been compiled on 25/05/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price *House *unit Suburb or locality
Period - From to Source

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- 40/313 EIGHTH STREET, MILDURA VIC 3500	\$260,000	21.01.2017
2- 305 EIGHTH STREET, MILDURA VIC 3500	\$270,000	11.02.2016
3- 38/313 EIGHTH STREET, MILDURA VIC 3500	\$270,100	04.02.2016

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)