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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

18/471 San Mateo Avenue, Mildura, VIC 3500
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$130,000
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 & 

\$140,000
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### Median sale price

Median Unit price

\$180,000
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Suburb or  
locality

Mildura, VIC 3500
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Period - From

Feb 2017
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 to 

Jan 2018
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Source

CoreLogic
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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
1/40 Cherry Avenue, Mildura, VIC 3500	\$133,000	01/11/2017
2/234 San Mateo Avenue, Mildura, VIC 3500	\$137,000	08/11/2018
4/17 Steven Street, Mildura, VIC 3500	\$138,000	13/12/2017