

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 1/262 Twelfth Street, Mildura Vic 3500

Indicative selling price

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

Single price \$198,000

Median sale price

Median unit price \$212,000

Suburb or
locality Mildura, Vic 3500

Period - From Jan 2018 to Dec 2018

Source CoreLogic

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 2/259 Walnut Avenue, Mildura Vic 3500 | \$194,500 | 24/08/2018 |
| 1/7 Wittman Avenue, Mildura Vic 3500 | \$197,000 | 11/12/2018 |
| 3 5/841-845 Fifteenth Street, Mildura Vic 3500 | \$185,050 | 30/11/2018 |