

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

	range between	\$350,000	To	\$370,000
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Median sale price

Median price	\$262,600	*House	x	*		Suburb or locality	Mildura
Period - From	01.04.17	To	31.03.18	Source	Pricefinder		

A* 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 5 Kyamber Court, Mildura, Vic	\$365,000	26.09.17
2 4 Montana Dr, Mildura, Vic	\$362,500	01.07.17
3 1548 Walnut Ave, Mildura, Vic	\$380,000	25.05.17