

## 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

|  |               |           |   |           |
|--|---------------|-----------|---|-----------|
|  | Range between | \$395,000 | & | \$410,000 |
|--|---------------|-----------|---|-----------|

#### Median sale price

(\*Delete house or unit as applicable)

|               |            |        |            |        |             |                    |         |
|---------------|------------|--------|------------|--------|-------------|--------------------|---------|
| Median price  | \$270,000  | *House | X          | *unit  |             | Suburb or locality | MILDURA |
| Period - From | 01.10.2017 | to     | 30.09.2018 | Source | PRICEFINDER |                    |         |

#### Comparable property sales

**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 –16 GOLDEN ASH DRIVE, MILDURA VIC 3500 | \$405,000 | 13.03.2018   |
| 2 – 13 PETRUCCI WAY, MILDURA VIC 3500    | \$436,013 | 05.03.2018   |
| 3 – 2 HUGO COURT, MILDURA VIC 3500       | \$417,500 | 31.05.2018   |