

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

Single Price \$400,000

To

Median sale price

(*Delete house or unit as applicable)

Median price \$265,000

*House X

*unit

Suburb
or locality MILDURA

Period - From 01.07.2017 to 30.06.2018

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 – 282 DEAKIN AVE, MILDURA VIC 3500	\$424,000	23.01.2018
2 – 528 SAN MATEO AVE MILDURA VIC 3500	\$445,000	05.01.2018
3 – 483 WALNUT AVE MILDURA VIC 3500	\$440,000	01.12.2017