

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 61a Lemon Avenue, Mildura Vic 3500

Indicative selling price

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

or range between \$390,000 & \$420,000

Median sale price

Median price \$268,000

Suburb or
locality Mildura Vic 3500

Period - From Oct 2017 to Sep 2017

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 89a Magnolia Avenue, Mildura Vic 3500	\$380,000	02/02/2018
2 117 Olive Avenue, Mildura Vic 3500	\$420,000	26/04/2018
3 27 Petrucci Way, Mildura Vic 3500	\$385,000	03/01/2018