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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 4 Wittman Avenue, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$280,000

### Median sale price

Median house price \$260,000

Suburb or  
locality Mildura, VIC 3500

Period - From 01 July 2016 to 30 June 2017

Source Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://www.pricefinder.com.au)

### 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
3 Mansell Drive, Mildura, VIC 3500	\$283,000	Aug 2016
4 Lapthorne Court, Mildura, VIC 3500	\$290,000	Jun 2016
464 Eleventh Street, Mildura, VIC 3500	\$290,000	Jan 2017