

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7/370a Eleventh Street, Mildura VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$195,000 & \$205,000

Median sale price

Median price \$213,000 Property type UNIT Suburb Mildura

Period - From Dec 2018 to Dec 2019 Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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 4/31 Flamingo Drive, Mildura	\$160,000	28/02/19
2 12/280 Tenth Street, Mildura	\$178,000	27/07/19
3 1/146 Burrows Street, Mildura	\$170,000	06/09/19

This Statement of Information was prepared on: 27 November 2019