

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
(*Delete single price or range as applicable)

	range between	\$240,000	&	\$260,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$265,000	*House	☒	*unit	☐	Suburb or locality	MILDURA
Period - From	01.10.2016	to	30.09.2017	Source	PRICEFINDER		

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 75 MAGNOLIA AVENUE, MILDURA VIC 3500	\$275,000	29.05.2017
2- 144 MAGNOLIA AVENUE, MILDURA VIC 3500	\$245,000	11.07.2016
3- 49 MAGNOLIA AVENUE, MILDURA VIC 3500	\$262,600	26.05.2017