

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 20 Marsden Drive, Mildura VIC 3500

Indicative selling price

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

range between \$780,000 & \$830,000

Median sale price

Median House price \$265,000 Suburb or locality Mildura, VIC 3500
Period - From Jul 2017 to Jun 2018 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
16 Marsden Drive, Mildura, VIC 3500	\$720,000	03/11/2017
17 Cambridge Terrace, Mildura, VIC 3500	\$760,000	04/04/2018
12 Angelo Court, Mildura, VIC 3500	\$830,000	16/04/2018

Property data source: RP Data Pty Ltd. Generated on 2 July 2018.