

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)

Single price \$*170,000 or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$98,000 *House *unit Suburb or locality Mildura
Period - From 1/7/16 to 30/6/17 Source Pricefinder

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

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
1 204 Seventeenth Street, Mildura, Vic, 3500	\$200,000	28/11/16
2 248 Seventeenth Street, Mildura, Vic, 3500	\$140,000	19/12/16
3 16 McEdward Street, Birdwoodton, Vic, 3505	\$115,000	2/2/17

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)