

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

Unit 3/327 Eleventh Street, Mildura Vic 3500

Indicative selling price

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

or range between \$155,000 & \$160,000

Median sale price

Median price \$212,500 Property type Unit Suburb Mildura

Period - From 1/11/19 to 2/11/20 Source Hometrack Australia

Comparable property sales

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. 1/373 San Mateo Avenue, Mildura | \$148,000 | 8/9/20 |
| 2. 4/250 Tenth Street, Mildura | \$144,400 | 2/9/20 |
| 3. 5/364 Deakin Avenue, Mildura | \$145,000 | 1/7/20 |

This Statement of Information was prepared on: 21/12/2020