

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 49 Magnolia Avenue, Mildura

Indicative selling price

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

range between \$239,500 & \$262,500

Median sale price

Median house price \$260,000 Suburb or locality Mildura

Period - From 01/03/2016 to 01/03/2017 Source Property Data Solutions Pty Ltd 2017
www.pricefinder.com.au

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. 108 Olive Avenue, Mildura	\$255,000	20/01/2017
2. 9 Cyprus Avenue, Mildura	\$250,000	12/04/2016
3. 162-164 Pine Avenue, Mildura	\$223,000	31/10/2016

Property data source: Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au. Generated on 08 May 2017.