

## 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 180 Thirteenth Street, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$210,000 & \$230,000

### Median sale price

Median House price \$260,000

Suburb or  
locality Mildura, VIC 3500

Period - From Jan 2017 to Dec 2017

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 |
|-----------------------------------------|-----------|--------------|
| 75 Ontario Avenue, Mildura, VIC 3500    | \$220,000 | 16/03/2017   |
| 201 Walnut Avenue, Mildura, VIC 3500    | \$229,757 | 04/10/2017   |
| 45 McKendrick Avenue, Mildura, VIC 3500 | \$235,000 | 09/10/2017   |