

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 10 Mansell Drive, Mildura, VIC 3500

Indicative selling price

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

range between \$225,000 & \$245,000

Median sale price

Median House price \$265,000 Suburb or locality Mildura, VIC 3500
Period - From Aug 2017 to Jul 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
5 Trafalgar Drive, Mildura, VIC 3500	\$235,000	06/02/2018
296 Eighth Street, Mildura, VIC 3500	\$230,000	21/06/2018
28 Teal Drive, Mildura, VIC 3500	\$228,000	12/02/2018