

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)

	range between	\$195,000	&	\$214,500
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Median sale price

(*Delete house or unit as applicable)

Median price	\$265,000	*House	X	*unit		Suburb or locality	MILDURA
Period - From	01.01.2017	to	31.12.2017	Source	PRICEFINDER		

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1- 57 SEVENTH STREET, MILDURA VIC 3500	\$224,000	09.06.2017
2- 1 CEDAR AVENUE, MILDURA VIC 3500	\$226,500	04.05.2017
3- 33 RUBY AVENUE, MILDURA VIC 3500	\$204,000	21.12.2016