

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 2 Lever Court, Mildura Vic 3500

Indicative selling price

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

range between \$295,000 & \$324,500

Median sale price

Median house price \$290,500

Suburb or
locality Mildura Vic 3500

Period - From Sep 2018 to Aug 2019

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
1 12 Semmens Crescent, Mildura Vic 3500	\$295,000	05/04/2019
2 15 Helen Court, Mildura Vic 3500	\$315,000	12/11/2018
3 5 Panorama Drive, Mildura Vic 3500	\$320,000	08/11/2019