

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)

Single price

\$*

or range between

\$275,000

&

\$295,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$177,500

*House

*unit

X

Suburb
or locality

MILDURA

Period - From

JULY 2016

to

JUNE 2017

Source

PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 12 CURRAN CLOSE, MILDURA VIC 3500	\$240,000	08.03.2017
2- 398 WALNUT AVENUE, MILDURA VIC 3500	\$251,000	03.03.2017
3- 9/394 WALNUT AVENUE, MILDURA VIC 3500	\$255,000	03.02.2017

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)