

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 80 Lemon Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$280,000 & \$300,000

Median sale price

Median house price \$280,000 Suburb or locality Mildura, Vic 3500
Period - From Feb 2018 to Jan 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 64 Magnolia Avenue, Mildura Vic 3500	\$269,200	27/11/2017
2 103 Tenth Street, Mildura Vic 3500	\$300,000	19/08/2018
3 147-149 Orange Avenue, Mildura Vic	\$320,000	31/08/2018