

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 8 Waltham Avenue, Mildura Vic 3500

Indicative selling price

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

Single price \$179,000

Median sale price

Median house price \$281,000

Suburb or
locality Mildura Vic 3500

Period - From May 2018 to Apr 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 40 Christie Parade, Mildura Vic 3500	\$176,500	28/08/2018
2 39 Christie Parade, Mildura Vic 3500	\$175,000	31/08/2018
3 134 Burrows Street, Mildura Vic 3500	\$178,000	02/11/2018