

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**4 MONTANA DRIVE, MILDURA, VIC 3500**

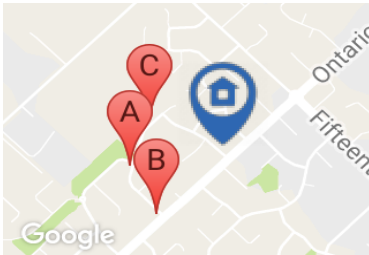
 4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$330,000 to \$360,000**

## SUBURB MEDIAN



**MILDURA, VIC, 3500**

Suburb Median Sale Price (House)

**\$260,000**

01 April 2016 to 31 March 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**42 SHERRING WAY, MILDURA, VIC 3500**

 3  2  2

### Sale Price

**\*\$343,000**

Sale Date: 15/05/2017

Distance from Property: 331m



**64 MONTANA DR, MILDURA, VIC 3500**

 3  2  2

### Sale Price

**\$310,000**

Sale Date: 06/02/2017

Distance from Property: 342m



**30 MONTANA DR, MILDURA, VIC 3500**

 3  2  2

### Sale Price

**\$332,500**

Sale Date: 29/11/2016

Distance from Property: 270m



This report has been compiled on 01/06/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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 \$330,000 & \$360,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$260,000 \*House ☒ \*unit ☐ Suburb or locality MILDURA  
Period - From APRIL 2016 to MAR 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- 27 WESTSIDE BOULEVARD, MILDURA VIC 3500	\$313,000	22.11.2016
2- 1 DELTA COURT, MILDURA VIC 3500	\$382,500	02.07.2016
3- 4 SAPPHIRE COURT, MILDURA VIC 3500	\$367,000	16.11.2016

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)