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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

4 Brooks Drive, Mildura

### Indicative selling price

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

range between

\$275,000

&

\$295,000

### Median sale price

Median house price

\$260,000

Suburb or  
locality

Mildura

Period - From

01/04/2016

to

31/03/2017

Source

Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://www.pricefinder.com.au)

### 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. 7/1 Brooks Drive, Mildura	\$280,000	19/05/2016
2. 3/529 Walnut Avenue, Mildura	\$290,000	02/03/2016
3. 33 Leicester Street, Mildura	\$275,000	31/10/2016

Property data source: Property Data Solutions Pty Ltd 2017 [www.pricefinder.com.au](http://www.pricefinder.com.au). Generated on 15 May 2017.