
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	3 Daytona Court, Mildura, VIC 3500
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Indicative selling price

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

range between	\$340,000	&	\$360,000
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Median sale price

Median House price	\$265,000	Suburb or locality	Mildura, VIC 3500
Period - From	May 2017	to	Apr 2018
		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
5 Orlando Court, Mildura, VIC 3500	\$330,000	19/10/2017
18 Argyle Street, Mildura, VIC 3500	\$335,000	02/02/2018
26 Bene Vista Boulevard, Mildura, VIC 3500	\$357,510	29/11/2017