

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)

	Price range	\$225,000	&	\$245,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$300,000	*House	X	*unit		Suburb or locality	MILDURA
Period - From	01.04.2018	to	31.03.2019	Source	PRICEFINDER		

Comparable property sales

A* 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 –143 MAGNOLIA AVENUE, MILDURA VIC 3500	\$250,000	29.01.2019
2 –26 MAGNOLIA AVENUE, MILDURA VIC 3500	\$232,000	29.01.2019
3 – 98 SAN MATEO AVENUE, MILDURA VIC 3500	\$200,000	07.01.2019