

## 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 19 Bowen Crescent, Mildura, VIC 3500

### Indicative selling price

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

range between

\$265,000

&

\$285,000

### Median sale price

Median House price

\$262,675

Suburb or  
locality

Mildura VIC 3500

Period - From

Mar 2017

to

Feb 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
14B Dunning Drive, Mildura, VIC 3500	\$280,000	15/09/2017
794 Fourteenth Street, Mildura, VIC 3500	\$279,000	04/10/2017
11A Rosemont Avenue, Mildura, VIC 3500	\$295,000	