

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	2a Anthony Street, Mildura Vic 3500
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Indicative selling price

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

range between \$295,000 & \$324,500

Median sale price

Median house price	\$268,000	Suburb or locality	Mildura Vic 3500
Period - From	Oct 2017	to	Sep 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
1 21 Homestead Court, Mildura Vic 3500	\$307,087	09/02/2018
2 11 Josie Court, Mildura Vic 3500	\$320,000	04/05/2018
3 42 Panorama Drive, Mildura Vic 3500	\$330,000	26/09/2017