

# 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$\*  or range between  \$250,000 &  \$260,000

### Median sale price

Median price  \$258,000 House  Suburb or locality   
Period - From  01/05/2017 to  16/05/2017 Source  <https://www.realestate.com.au/neighbourhoods/mildura-3500-vic>

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two 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 6 Rosemont Avenue, Mildura	\$280,000	18/01/2017
2 217 Woodham Avenue, Mildura	\$234,965	22/12/2016
3 11 Valencia Avenue, Mildura	\$220,000	26/11/2016