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**STATEMENT OF INFORMATION**

Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode 6 Matthew Flinders Drive, 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 \$195,000 & \$210,000

**Median sale price**

Median Unit price \$200,000

Suburb or  
locality Mildura, VIC 3500

Period - From Sep 2017 to Aug 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
1/22 Le Pedeleure Avenue, Mildura, VIC 3500	\$214,000	23/08/2017
27A Hollywood Boulevard, Mildura, VIC 3500	\$205,000	28/03/2018
1/8 Fush Place, Mildura, VIC 3500	\$199,000	27/07/2017