
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	90 Twelfth 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	\$190,000	&	\$200,000
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Median sale price

Median House price	\$262,675	Suburb or locality	Mildura, VIC 3500
Period - From	Feb 2017	to	Jan 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
268 Wade Avenue, Mildura, VIC 3500	\$200,000	26/09/2017
1 Trevatt Court, Mildura, VIC 3500	\$205,000	13/08/2017
2 Cleary Avenue, Mildura, VIC 3500	\$210,000	10/10/2017