

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

70 Walnut Avenue, Mildura, VIC 3500

Indicative selling price

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

range between

\$345,000	&	\$375,000
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Median sale price

Median House price

\$264,500

Suburb or
locality

Mildura, VIC 3500

Period - From

01/10/2016	to	30/09/2017
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Source

Property Data Solutions Pty Ltd 2017 www.pricefinder.com.au
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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
6 Heron Avenue, Mildura ,VIC 3500	\$360,000	30/05/2017
204 Walnut Avenue, Mildura, VIC 3500	\$362,000	18/04/2017
3 Cherry Avenue, Mildura, VIC 3500	\$342,000	10/09/2016