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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

11 Richardson Grove, Mildura, VIC 3500
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$225,000	&	\$245,000
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**Median sale price**

Median house price

\$260,000
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Suburb or  
locality

Mildura, VIC 3500
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Period - From

01 July 2016	to	30 June 2017
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Source

Property Data Solutions Pty Ltd 2017 <a href="http://www.pricefinder.com.au">www.pricefinder.com.au</a>
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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
46 Hector Street, Mildura, VIC 3500	\$200,000	18/05/2017
69 Twelfth Street, Mildura, VIC 3500	\$230,000	06/05/2017
5 Aldinga Drive, Mildura, VIC 3500	\$245,250	24/04/2017