

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 (*Delete single price or range as applicable)

Single price \$379,000 \$* \$ or range between & Median sale price (*Delete house or unit as applicable) Suburb Median price \$263,000 *House X MILDURA *unit or locality Period - From APRIL 2016 to MARCH 2017 PRICEFINDER Source

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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 1591 SAN MATEO AVENUE, MILDURA VIC 3500	\$350,000	27.04.2017
2- 1548 WALNUT AVENUE, MILDURA VIC 3500	\$380,000	05.06.2017
3- 8 BAKOGIANNIS COURT, MILDURA VIC 3500	\$385,000	22.05.2017

OR B*

- **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
 - **Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

Professionals Roccisano Property Group A 83 Deakin Avenue, Mildura VIC 3500 Roc Corp Pty Ltd t/as Roccisano Property Group Director A Roccisano P 03 5021 1900

- F 03 5021 3323
- E mail@roccisano.com.au

W www.roccisano.com.au



ACN 006 971 955 ABN 16 006 971 955