

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 \$  or range between \$265,000 & \$275,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$177,500 \*House  \*unit  Suburb or locality MILDURA  
 Period - From APRIL 2016 to MARCH 2017 Source PRICEFINDER

**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- 1-383 ELEVENTH STREET, MILDURA VIC 3500	\$252,000	10.02.2017
2- 40-313 EIGHTH STREET, MILDURA VIC 3500	\$260,000	21.01.2017
3- 11-145 RIVERSIDE AVENUE, MILDURA VIC 3500	\$270,000	25.11.2016

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)