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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

243 Ninth Street, 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

\$220,000	&	\$240,000
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### Median sale price

Median House price

\$264,250
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Suburb or  
locality

Mildura, VIC 3500
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Period - From

01/10/2016
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 to 

30/09/2017
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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
33 Jude Avenue, Mildura, VIC 3500	\$230,000	01/09/2017
15 Kovac Court, Mildura, VIC 3500	\$233,002	25/02/2017
15 Coleman Avenue, Mildura, VIC 3500	\$247,500	04/07/2017