

## Statement of Information



### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

Unit 1/34 Cherry Avenue, Mildura 3500

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

\$

or range between

\$ 129,000

&

\$ 139,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 178,250

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

**A\*** 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**

1.	2/290 San Mateo Avenue, Mildura	\$ 125,000	24/07/16
2.	3/448 Etiwanda Avenue, Mildura	\$ 135,000	10/04/17
3.	17/152 San Mateo, Mildura	\$ 135,000	29/09/17

**OR**

**B\*** 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.