

## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode 16 Marsden Drive, Mildura Vic 3500

### Indicative selling price

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

\$750,000 & \$790,000

### Median sale price

Median house price \$265,000 Suburb or locality Mildura Vic 3500  
Period - From 01 Oct 2016 to 30 Sept 2017 Source Property Data Solutions Pty Ltd 2017  
[www.pricerfinder.com.au](http://www.pricerfinder.com.au)

### 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
1 13 Dominic Court, Mildura	\$725,000	27/02/2017
2 4 Carbone Court, Mildura	\$716,060	26/04/2017
3 34-36 Chaffey Avenue, Mildura	\$775,500	27/06/2017