

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

417 Etiwanda Avenue, Mildura Vic 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$198,000	&	\$215,000
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Median sale price

Median price

\$301,000	Property type	House	Suburb	Mildura
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Period - From

1 Dec 2018	to	30 Nov 2019	Source	Corelogic
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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
1 6 Windsor Street, Mildura Vic 3500	\$193,000	30/04/2019
2 7 Brentwood Avenue, Mildura Vic 3500	\$190,000	27/06/2019
3 2 Hunter Street, Mildura Vic 3500	\$205,000	12/08/2019

This Statement of Information was prepared on:

5 December 2019
