Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the Estate Agents Act 1980.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located outside the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb or locality and postcode										
ive se	lling pr	ice								
For the meaning of this pr			ee cons	umer.vic	.gov.au/	underquot	ng (*Delete s	ingle pric	e or range as	applicable)
Single price			\$*			je betweer	\$275,000		&	\$298,000
Median sale price										
price	\$220,000			Pro	Property type UNIT			Suburb	MILDURA	
- From	m 10/05/2020 to 10/			10/05/2	0/05/2021 Source https://www 3500-vic			realestate.com.au/neighbourhoods/mildura-		
The est	ate agen	or a	gent's re	epresenta	ative rea	sonably b	elieves that fe	wer than	three compa	rable properties
	luding sity and particle set it we see the meaning Sin sale a price standard from The estimate it was a second set in the set set in th	luding suburb or lity and postcode tive selling proper single price n sale price price \$220,00 - From 10/05/20 arable proper The estate agent	luding suburb or lity and postcode tive selling price meaning of this price selling selli	luding suburb or ity and postcode tive selling price meaning of this price see consisting price single price a price \$220,000 - From 10/05/2020 to to arable property sales (* The estate agent or agent's re	luding suburb or ity and postcode tive selling price meaning of this price see consumer.vic Single price state price price 1/139 PASADENA G 1/139 PASAD	Iluding suburb or ity and postcode Itive selling price In eaning of this price see consumer.vic.gov.au/ Single price The sale price In price \$220,000 Property type In arable property sales (*Delete A or E) The estate agent or agent's representative real	Iluding suburb or ity and postcode 1/139 PASADENA GROVE, MILDURA, ity and postcode 1	Iluding suburb or ity and postcode 1/139 PASADENA GROVE, MILDURA, VIC, 3500 tive selling price meaning of this price see consumer.vic.gov.au/underquoting (*Delete s Single price \$* or range between \$275,000 n sale price price \$220,000 Property type UNIT - From 10/05/2020 to 10/05/2021 Source https://www.r.g.3500-vic arable property sales (*Delete A or B below as applical) The estate agent or agent's representative reasonably believes that fe	luding suburb or ity and postcode 1/139 PASADENA GROVE, MILDURA, VIC, 3500 tive selling price meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price Single price \$* or range between \$275,000 n sale price price \$220,000 Property type UNIT Suburb - From 10/05/2020 to 10/05/2021 Source https://www.realestate.asable property sales (*Delete A or B below as applicable)	Inding suburb or lity and postcode Itive selling price International price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single price or range as Single price see consumer.vic.gov.au/underquoting (*Delete single p

This Statement of Information was prepared on: 10/05/2021

