



Rooms:
Property Type: House (Res)
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$150,000 - \$165,000
Median House Price
June quarter 2017: \$250,000

Comparable Properties

86 Eighth St MILDURA 3500 (VG)

Agent Comments



Price: \$165,000
Method: Sale
Date: 20/10/2016
Rooms: -
Property Type: House (Res)
Land Size: 645 sqm approx



255 Ninth St MILDURA 3500 (VG)

Agent Comments



Price: \$164,000
Method: Sale
Date: 30/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 710 sqm approx



1 Brown St MILDURA 3500 (REI)

Agent Comments



Price: \$150,000
Method: Private Sale
Date: 17/05/2017
Rooms: 5
Property Type: House
Land Size: 609 sqm approx

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

86 Eighth Street, Mildura Vic 3500

Indicative selling price

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

Range between \$150,000 & \$165,000

Median sale price

Median price \$250,000 House X Suburb or locality Mildura

Period - From 01/04/2017 to 30/06/2017 Source REIV

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 |
|--------------------------------|-----------|--------------|
| 86 Eighth St MILDURA 3500 | \$165,000 | 20/10/2016 |
| 255 Ninth St MILDURA 3500 | \$164,000 | 30/11/2016 |
| 1 Brown St MILDURA 3500 | \$150,000 | 17/05/2017 |