



**Rooms:**  
**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 401 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$200,000 - \$220,000  
**Median House Price**  
June quarter 2017: \$250,000

## Comparable Properties



69 San Mateo Av MILDURA 3500 (REI/VG)

Agent Comments



**Price:** \$207,500  
**Method:** Private Sale  
**Date:** 26/04/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 659 sqm approx



33 Ruby Av MILDURA 3500 (REI/VG)

Agent Comments



**Price:** \$204,000  
**Method:** Private Sale  
**Date:** 22/12/2016  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 401 sqm approx



32 Ruby Av MILDURA 3500 (REI/VG)

Agent Comments



**Price:** \$160,000  
**Method:** Private Sale  
**Date:** 20/12/2016  
**Rooms:** 3  
**Property Type:** House (Res)  
**Land Size:** 401 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

34 Ruby Avenue, Mildura Vic 3500

#### Indicative selling price

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

Range between \$200,000 & \$220,000

#### 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
69 San Mateo Av MILDURA 3500	\$207,500	26/04/2017
33 Ruby Av MILDURA 3500	\$204,000	22/12/2016
32 Ruby Av MILDURA 3500	\$160,000	20/12/2016