

## 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

40 Sherring Way, 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 \$90,000 & \$99,000

#### Median sale price

Median price \$265,000 House X Unit Suburb or locality Mildura

Period - From 01/07/2017 to 30/09/2017 Source REIV

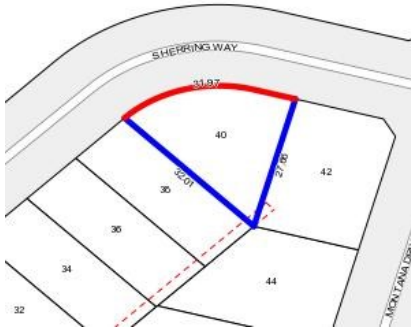
#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	20 Davlin Dr MILDURA 3500	\$97,000	11/08/2017
2	28 Olivia Dr MILDURA 3500	\$89,000	26/04/2017
3	35 Karalanza Dr MILDURA 3500	\$85,000	07/02/2017

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 476 sqm approx  
**Agent Comments**

## Comparable Properties

### 20 Davlin Dr MILDURA 3500 (VG)

**Agent Comments**



**Price:** \$97,000  
**Method:** Sale  
**Date:** 11/08/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 414 sqm approx

### 28 Olivia Dr MILDURA 3500 (VG)

**Agent Comments**



**Price:** \$89,000  
**Method:** Sale  
**Date:** 26/04/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 572 sqm approx

### 35 Karalanza Dr MILDURA 3500 (VG)

**Agent Comments**



**Price:** \$85,000  
**Method:** Sale  
**Date:** 07/02/2017  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 444 sqm approx