

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

15/203-209 Ninth Street, Mildura Vic 3500

Indicative selling price

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

Single price \$169,000

Median sale price

Median price \$190,000

House

Unit

X

Suburb

Mildura

Period - From 01/01/2017

to 31/12/2017

Source REIV

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

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

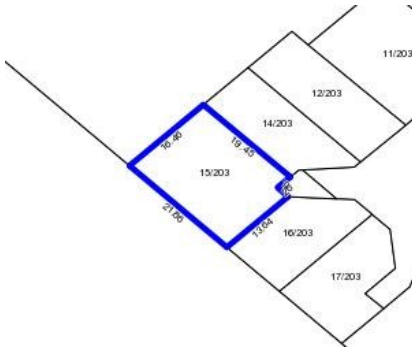
	Address of comparable property	Price	Date of sale
1	3/288 Twelfth St MILDURA 3500	\$180,000	28/09/2017
2	4/33 Flamingo Dr MILDURA 3500	\$167,000	28/11/2017
3	1/40 Cherry Av MILDURA 3500	\$133,000	07/11/2017

OR

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

Indicative Selling Price
\$169,000

Median Unit Price
Year ending December 2017: \$190,000



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Comparable Properties



3/288 Twelfth St MILDURA 3500 (REI)

Agent Comments



Price: \$180,000
Method: Private Sale
Date: 28/09/2017
Rooms: 3
Property Type: Unit



4/33 Flamingo Dr MILDURA 3500 (REI)

Agent Comments



Price: \$167,000
Method: Private Sale
Date: 28/11/2017
Rooms: 3
Property Type: Unit
Land Size: 280 sqm approx



1/40 Cherry Av MILDURA 3500 (REI)

Agent Comments



Price: \$133,000
Method: Private Sale
Date: 07/11/2017
Rooms: 3
Property Type: Unit