

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

595 San Mateo Avenue, Mildura Vic 3500

Indicative selling price

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

Range between \$260,000

&

\$286,000

Median sale price

Median price \$270,000 House Unit Suburb or locality Mildura

Period - From 01/07/2017 to 30/06/2018 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	4 Belleview Dr IRYMPLE 3498	\$320,000	19/04/2018
2	5 Symonds Ct MILDURA 3500	\$270,000	12/12/2017
3	17 Sirius Ct MILDURA 3500	\$260,000	20/03/2017

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: House (Previously Occupied - Detached)
Land Size: 871 sqm approx
Agent Comments

Indicative Selling Price
\$260,000 - \$286,000
Median House Price
Year ending June 2018: \$270,000

Comparable Properties



4 Belleview Dr IRYMPLE 3498 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 19/04/2018
Rooms: 4
Property Type: House (Res)
Land Size: 820 sqm approx



5 Symonds Ct MILDURA 3500 (REI/VG)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 12/12/2017
Rooms: 4
Property Type: House (Res)
Land Size: 870 sqm approx



17 Sirius Ct MILDURA 3500 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 20/03/2017
Rooms: 4
Property Type: House (Res)
Land Size: 782 sqm approx