

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

8 Ontario Park Drive, Mildura Vic 3500

Indicative selling price

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

Single price \$129,950

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	576 Walnut Av MILDURA 3500	\$135,000	01/06/2018
2	36 Francesca Dr IRYMPLE 3498	\$135,000	19/04/2018
3	580 Walnut Av MILDURA 3500	\$130,000	13/01/2018

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:
Agent Comments

Comparable Properties

576 Walnut Av MILDURA 3500 (VG)

Agent Comments



Price: \$135,000
Method: Sale
Date: 01/06/2018
Rooms: -
Property Type: Land
Land Size: 684 sqm approx



36 Francesca Dr IRYMPLE 3498 (REI/VG)

Agent Comments



Price: \$135,000
Method: Private Sale
Date: 19/04/2018
Rooms: 1
Property Type: Land
Land Size: 735 sqm approx



580 Walnut Av MILDURA 3500 (REI)

Agent Comments



Price: \$130,000
Method: Private Sale
Date: 13/01/2018
Rooms: -
Property Type: Land (Res)
Land Size: 684 sqm approx