

25 Madden Avenue Mildura PO Box 5095 Mildura Vic 3502

- t 03 5022 9200
- e info@trem.com.au
- w tierneyrealestatemildura.com.au

Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301 ACN 169 960 301 J.M. Grogan Licensed Estate Agent

Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

Indicative selling price

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

| Single price | \$630,000 | | | | |
|-------------------|------------|---------------|--|--|--|
| Median sale price | | | | | |
| Median price | \$255,210 | House 🗸 | Suburb or locality Mildura | | |
| Period - From | 01/07/2016 | to 24/07/2017 | Source https://www.realestate.com.au/neighbourhoods/mildura-3500-vic | | |

Comparable property sales

These are the three properties sold within two 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 |
|-----------------------------------|-----------|--------------|
| 1 9 HEIDI CRT, MILDURA, VIC 3500 | \$602,500 | 07/02/2017 |
| 2 8 BRASSIE PL, MILDURA, VIC 3500 | \$635,000 | 29/03/2017 |
| 3 206 TENTH ST, MILDURA, VIC 3500 | \$640,000 | 30/03/2017 |