

## 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](http://consumer.vic.gov.au/underquoting)

Range between

\$240,000

&

\$260,000

### Median sale price

Median price

\$261,606

House



Suburb  
or locality

Mildura

Period - From

01/10/2016

to

31/10/2017

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
1 608 COWRA AVE, IRYMPLE, VIC 3498	\$255,000	12/09/2016
2 10 WILKIE DR, IRYMPLE, VIC 3498	\$250,000	02/09/2016
3 3 CARINA CL, IRYMPLE, VIC 3498	\$250,000	25/06/2016