

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

Indicative selling price

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

Single price \$ or range between &

Median sale price

Median price Property type Suburb
Period - From to Source

Comparable property sales

A* These are the three properties sold within five 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 THE BOULEVARD MILDURA VIC 3500	\$245,000	05 Sep 2023
3/3-4 WILLIAMS AVENUE MILDURA VIC 3500	\$245,000	08 Feb 2024
2/10 DE GARIS DRIVE MILDURA VIC 3500	\$250,000	16 Aug 2023

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 18 months.~~

This Statement of Information was prepared on: