

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 and
postcode

177 ONTARIO AVENUE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$385,000

&

\$423,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Mildura

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 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

64 MATTHEW FLINDERS DRIVE MILDURA VIC 3500	\$398,000	08-Jul-24
6/257-265 NINTH STREET MILDURA VIC 3500	\$392,000	22-Sep-23
2A CROWN COURT MILDURA VIC 3500	\$410,000	21-Feb-24

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: 23 July 2024

Robert Stephens
 P 5021 2200
 M 0458 658 566
 E rstephens@ctfnre.com.au



**64 MATTHEW FLINDERS DRIVE
 MILDURA VIC 3500**

 3  1  2

Sold Price

^{RS}

\$398,000

Sold Date

08-Jul-24

Distance

3.11km



**6/257-265 NINTH STREET
 MILDURA VIC 3500**

 3  1  2

Sold Price

\$392,000

Sold Date

22-Sep-23

Distance

0.61km



**2A CROWN COURT MILDURA VIC
 3500**

 3  1  1

Sold Price

\$410,000

Sold Date

21-Feb-24

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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