

\$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

35 Christie Parade, Mildura VIC 3500

Indicative selling price

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

range between \$295,000 & \$324,000

Median sale price

Median price \$440,000 Property type House Suburb Mildura

Period - From 1 Jan 2024 to 31 Dec 2024 Source Corelogic

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 2 Alkira Place, Mildura VIC 3500	\$300,000	15/11/2024
2 437 Etiwanda Avenue, Mildura VIC 3500	\$313,500	14/05/2024
3 58 Hazeldene Street, Mildura VIC 3500	\$317,000	03/06/2024

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: 6 January 2025