

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

2/399 SAN MATEO AVENUE MILDURA VIC 3500

Indicative selling price

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

Single price

\$249,000

Median sale price

Median price	\$315,000	Property type	Unit	Suburb	Mildura
Period - From	1 Jul 2023	to	30 Jun 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
1/9 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:

22 July 2024
