

# 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

3/8 John Monash Boulevard, Mildura Vic 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$370,000

&

\$407,000

### Median sale price

Median price

\$285,000

Property type

Unit

Suburb

Mildura

Period - From

1 Aug 2021

to

31 July 2022

Source

Corelogic

### Comparable property sales

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 7/6 Olivia Drive, Mildura Vic 3500	\$400,000	19/11/2021
2 4/6 John Monash Boulevard, Mildura Vic 3500	\$401,000	23/05/2022
3 1/501 Ontario Avenue, Mildura Vic 3500	\$410,000	08/12/2021

This Statement of Information was prepared on: 18 Aug 2022