

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

41 Matthew Flinders Drive, Mildura Vic 3500

Indicative selling price

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

range between \$320,000 & \$350,000

Median sale price

Median price \$345,000 Property type House Suburb Mildura

Period - From 1 Jun 2020 to 31 May 2021 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 10 Madison Close, Mildura Vic 3500	\$350,000	16/03/2021
2 9 Macquarie Court, Mildura Vic 3500	\$322,000	02/09/2020
3 3 Miller Avenue, Mildura Vic 3500	\$335,000	12/11/2020

This Statement of Information was prepared on: 28 June 2021