

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

69 Walnut Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$520,000 & \$570,000

Median sale price

Median price \$400,000 Property type House Suburb Mildura

Period - From 1 Sept 2021 to 31 Aug 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
1 170 Ninth Street, Mildura Vic 3500	\$500,000	04/03/2022
2 204 Eighth Street, Mildura Vic 3500	\$500,000	01/06/2022
3 90 Chaffey Avenue, Mildura Vic 3500	\$540,000	25/03/2022

This Statement of Information was prepared on: 5 September 2022