

# Statement of information Single residential property located outside the Melbourne metropolitan area.

### Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

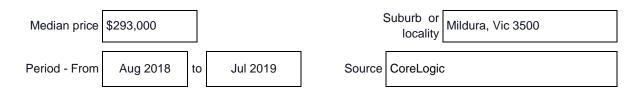
Address Including suburb and	3092 Walnut Avenue, Mildura Vic 3500
postcode	

## Indicative selling price

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

	0		
or range between	\$400,000	&	\$440,000

#### Median sale price



#### 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
1 794 San Mateo Avenue, Mildura Vic 3500	\$409,000	27/01/2019
2 726-728 Etiwanda Avenue, Mildura Vic 3500	\$446,100	16/05/2018
3 1095 Sandilong Avenue, Irymple Vic 3498	\$435,000	23/02/2019

Property data source: RP Data Pty Ltd. Generated on 15 August 2019.