

# 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

162 Walnut Avenue, Mildura VIC 3500

### Indicative selling price

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

range between \$430,000

&

\$473,000

### Median sale price

Median price

\$417,600

Property type

House

Suburb

Mildura

Period - From

1 May 2022

to

30 Apr 2023

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 1 Sharland Street, Mildura VIC 3500	\$437,500	05/09/2022
2 207 Eighth Street, Mildura VIC 3500	\$480,000	08/07/2022
3 11 Richardson Grove, Mildura VIC 3500	\$455,000	12/08/2022

This Statement of Information was prepared on: 18 May 2023