

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 and
postcode

40 WALNUT AVENUE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

68 WALNUT AVENUE MILDURA VIC 3500	\$422,000	19-Jan-23
189 WALNUT AVENUE MILDURA VIC 3500	\$435,000	23-Jan-23
20 JUDE AVENUE MILDURA VIC 3500	\$425,000	07-Oct-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 April 2023


**68 WALNUT AVENUE MILDURA
VIC 3500**
 3  1  1

Sold Price

\$422,000

Sold Date

19-Jan-23

Distance

0.14km

**189 WALNUT AVENUE MILDURA
VIC 3500**
 3  1  1

Sold Price

\$435,000

Sold Date

23-Jan-23

Distance

0.92km

**20 JUDE AVENUE MILDURA VIC
3500**
 3  2  2

Sold Price

\$425,000

Sold Date

07-Oct-22

Distance

0.98km
RS = Recent sale

UN = Undisclosed Sale

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