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

508 WALNUT AVENUE MILDURA VIC 3500

Indicative selling price

Period-from

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

Single Price	or rang betwee		&	\$660,000							
Median sale price (*Delete house or unit as applicable)											
Median Price	\$419,100	Property type	House	Suburb	Mildura						

31 Mar 2023

Source

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

01 Apr 2022

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.

to

Address of comparable property	Price	Date of sale	
13 BURNSIDE WAY MILDURA VIC 3500	\$645,000	19-Oct-22	
578 WALNUT AVENUE MILDURA VIC 3500	\$630,000	04-Aug-22	
9 REMI COURT MILDURA VIC 3500	\$650,000	10-Nov-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: 04 April 2023



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consumer.vic.gov.au



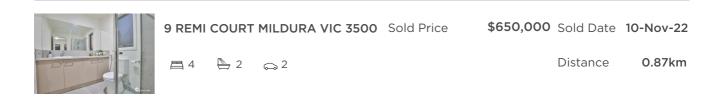
Brenton Love M 0418372756

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13 BURNSIDE WAY MILDURA VIC 3500			Sold Price	\$645,000	Sold Date	19-Oct-22
昌 4	2	⇔ 2			Distance	0.15km
578 W	ALNUT /	AVENUE MILDURA	Sold Price	\$630,000	Sold Date	04-Aug-22





RS = Recent sale UN = Undisclosed Sale

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