

# 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

9 Baylee 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 \$260,000 & \$286,000

### Median sale price

Median price

\$425,000

Property type

House

Suburb

Mildura

Period - From

1 Sept 2022

to

31 Aug 2023

Source

Corelogic

### Comparable property sales

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
1 17 Sargent Avenue, Mildura VIC 3500	\$270,000	30/03/2023
2 2 Thirteenth Street, Mildura VIC 3500	\$270,000	29/01/2023
3 4 Sargent Avenue, Mildura VIC 3500	\$271,000	19/10/2022

This Statement of Information was prepared on: 21 September 2023