

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

509 Walnut Avenue, Mildura VIC 3500

Indicative selling price

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

Single price

\$179,000

Median sale price

Median price

\$185,000

Property type

Land

Suburb

Mildura

Period - From

1 May 2023

to

30 Apr 2024

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 24 Flynn Drive, Mildura VIC 3500	\$182,000	11/04/2023
2 21 Flynn Drive, Mildura VIC 3500	\$182,000	11/04/2023
3 15 Morlee Court, Mildura VIC 3500	\$182,000	12/09/2023

This Statement of Information was prepared on:

9 May 2024