

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

1/207 SAN MATEO 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$318,000

Property type

Unit

Suburb

Mildura

Period-from

01 Feb 2024

to

31 Jan 2025

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

9/430 ETIWANDA AVENUE MILDURA VIC 3500	\$315,000	31-Jan-25
1/27 JUDE AVENUE MILDURA VIC 3500	\$305,000	15-Jan-24
1/152 SAN MATEO AVENUE MILDURA VIC 3500	\$320,000	11-Aug-23

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: 07 February 2025

Lyle Massey
 M 0418 505 507
 E lmassey@ctfnre.com.au



**9/430 ETIWANDA AVENUE
MILDURA VIC 3500**

 3
  1
  2

Sold Price

^{RS} **\$315,000**

Sold Date

31-Jan-25

Distance

0.85km



**1/27 JUDE AVENUE MILDURA VIC
3500**

 3
  1
  2

Sold Price

\$305,000

Sold Date

15-Jan-24

Distance

2.31km



**1/152 SAN MATEO AVENUE
MILDURA VIC 3500**

 3
  1
  2

Sold Price

\$320,000

Sold Date

11-Aug-23

Distance

0.51km

RS = Recent sale UN = Undisclosed Sale

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
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2/207 SAN MATEO 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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/288 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	19-Jul-24
1/818 FOURTEENTH STREET MILDURA VIC 3500	\$210,000	21-Aug-24
1/399 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	01-Mar-24

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: 07 January 2025

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 E lmassey@ctfnre.com.au



2/288 SAN MATEO AVENUE
MILDURA VIC 3500

 2
  1
  1

Sold Price **\$220,000** Sold Date **19-Jul-24**

Distance **0.91km**



1/818 FOURTEENTH STREET
MILDURA VIC 3500

 2
  1
  1

Sold Price **\$210,000** Sold Date **21-Aug-24**

Distance **1.07km**



1/399 SAN MATEO AVENUE
MILDURA VIC 3500

 2
  1
  1

Sold Price **\$220,000** Sold Date **01-Mar-24**

Distance **1.87km**

RS = Recent sale **UN** = Undisclosed Sale

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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

\$210,000

&

\$230,000

Median sale price

(*Delete house or unit as applicable)

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Period-from

01 Feb 2024

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31 Jan 2025

Source

Corelogic

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Address of comparable property

Price

Date of sale

2/288 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	19-Jul-24
1/399 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	01-Mar-24
2/12 EILEEN STREET MILDURA VIC 3500	\$219,000	18-Jun-24

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.

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2/288 SAN MATEO AVENUE
MILDURA VIC 3500

 2
  1
  1

Sold Price **\$220,000** Sold Date **19-Jul-24**

Distance **0.91km**



1/399 SAN MATEO AVENUE
MILDURA VIC 3500

 2
  1
  1

Sold Price Sold Date **01-Mar-24**

Distance **1.87km**



2/12 EILEEN STREET MILDURA VIC
3500

 2
  1
  1

Sold Price **\$219,000** Sold Date **18-Jun-24**

Distance **2.1km**

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