

## 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

199 THIRTEENTH STREET MILDURA VIC 3500

### Indicative selling price

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

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Mildura

Period-from

01 Aug 2021

to

31 Jul 2022

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

4 DENNIS AVENUE MILDURA VIC 3500	\$360,000	04-Mar-22
49 FLAMINGO DRIVE MILDURA VIC 3500	\$370,000	18-Mar-22
30 KALIMNA DRIVE MILDURA VIC 3500	\$355,000	05-May-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: 01 August 2022



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**4 DENNIS AVENUE MILDURA VIC  
3500**

Sold Price

**\$360,000**

Sold Date **04-Mar-22**

3 1 2

Distance -



**49 FLAMINGO DRIVE MILDURA VIC  
3500**

Sold Price

**\$370,000**

Sold Date **18-Mar-22**

3 1 2

Distance -



**30 KALIMNA DRIVE MILDURA VIC  
3500**

Sold Price

**\$355,000**

Sold Date **05-May-22**

3 1 2

Distance -



**7 OAK AVENUE MILDURA VIC  
3500**

Sold Price

**\$285,000**

Sold Date **21-Apr-22**

3 1 2

Distance -



**21 HUNTER STREET MILDURA VIC  
3500**

Sold Price

**\$345,000**

Sold Date **29-Apr-22**

3 1 2

Distance -



**22 PEGLER AVENUE MILDURA VIC  
3500**

Sold Price

**\$350,000**

Sold Date **12-Jan-22**

3 1 2

Distance -

RS = Recent sale

UN = Undisclosed Sale

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first  
national  
REAL ESTATE

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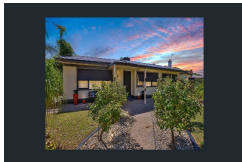
**6 MARY AVENUE MILDURA VIC 3500**

3 1 2

Sold Price

Sold Date **20-Apr-22**

Distance -



**5 FLORAL AVENUE MILDURA VIC 3500**

3 1 2

Sold Price

**\$360,000** Sold Date **25-Feb-22**

Distance -



**2 ASLING AVENUE MILDURA VIC 3500**

3 1 2

Sold Price

**\$280,000** Sold Date **21-Jan-22**

Distance -



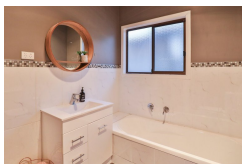
**199 SAN MATEO AVENUE MILDURA VIC 3500**

3 1 1

Sold Price

**\$325,000** Sold Date **16-May-22**

Distance **1.45km**



**9 ROSEMONT AVENUE MILDURA VIC 3500**

3 1 1

Sold Price

**\$345,000** Sold Date **09-Feb-22**

Distance **0.71km**



**281 WALNUT AVENUE MILDURA VIC 3500**

3 1 1

Sold Price

**\$340,000** Sold Date **29-Apr-22**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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