

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

407 San Mateo Avenue, Mildura, Vic 3500

Indicative selling price

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

Single price \$* or range between \$265,000 & \$285,000

Median sale price

Median price

\$340,000

Property type

Town house

Suburb

Mildura

Period - From

1/3/20

to

11/3/21

Source

Realestate.com

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. 614 Deakin Ave, Mildura	\$295,000	12/3/21
2. 286 Sixteenth St, Mildura	\$280,000	23/12/20
3. 3/874 – 876 Fifteenth St, Mildura	\$275,000	19/1/21

This Statement of Information was prepared on: 30/3/21