

# 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

363A Walnut 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

\$310,000

&

\$340,000

### Median sale price

Median price

\$318,000

Property type

Unit

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 12 Plantation Street, Mildura VIC 3500	\$315,000	29/02/2024
2 1-9 Marsden Drive, Mildura VIC 3500	\$347,500	02/08/2023
3 53 Matthew Flinders Drive, Mildura VIC 3500	\$320,000	05/09/2023

This Statement of Information was prepared on:

14 May 2024