

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

3330 DEAKIN 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

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Other

Suburb

Mildura

Period-from

01 Dec 2022

to

30 Nov 2023

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

62 SANDILONG AVENUE EXTENSION IRYMPLE VIC 3498	\$599,000	20-Oct-23
66 REGINA AVENUE CABARITA VIC 3505	\$595,000	30-Nov-22
159 GORDON AVENUE MILDURA VIC 3500	\$550,000	10-Aug-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: 19 December 2023



first
national
REAL ESTATE

Collie & Tierney

Lyle Massey

M 0418 505 507

E lmassey@ctfnre.com.au



**62 SANDILONG AVENUE
EXTENSION IRYMPLE VIC 3498**

4 2 2

Sold Price ^{RS} **\$599,000** ^{UN} Sold Date **20-Oct-23**

Distance **3.52km**



**66 REGINA AVENUE CABARITA
VIC 3505**

4 2 2

Sold Price **\$595,000** Sold Date **30-Nov-22**

Distance **4.85km**



**159 GORDON AVENUE MILDURA
VIC 3500**

4 2 2

Sold Price **\$550,000** Sold Date **10-Aug-22**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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