

## 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

431 ONTARIO AVENUE 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

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 May 2022

to

30 Apr 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

993 FIFTEENTH STREET MILDURA VIC 3500	\$475,000	21-Nov-22
6 SHERRING WAY MILDURA VIC 3500	\$500,000	19-May-22
4 WISTERIA WAY MILDURA VIC 3500	\$485,000	31-Mar-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: 10 May 2023



first  
national  
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**993 FIFTEENTH STREET MILDURA  
VIC 3500**

3 2 2

Sold Price

**\$475,000**

Sold Date

**21-Nov-22**

Distance

**0.36km**



**6 SHERRING WAY MILDURA VIC  
3500**

3 2 2

Sold Price

**\$500,000**

Sold Date

**19-May-22**

Distance

**1.05km**



**4 WISTERIA WAY MILDURA VIC  
3500**

3 2 2

Sold Price

**\$485,000**

Sold Date

**31-Mar-22**

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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