

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

39 Walnut Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$500,000 & \$550,000

Median sale price

Median price

\$290,500

Property type

House

Suburb

Mildura

Period - From

1 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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 67 Olive Avenue, Mildura Vic 3500	\$500,000	04/11/2018
2 200 Walnut Avenue, Mildura Vic 3500	\$510,000	30/01/2019
3 3 Argyle Street, Mildura Vic 3500	\$500,000	08/12/2018

This Statement of Information was prepared on: 12 September 2019