

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

219 Walnut Avenue, Mildura VIC 3500

Indicative selling price

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

Single price \$* or range between \$317,500 & \$349,000

Median sale price

Median price

\$340,000

Property type

House

Suburb

Mildura

Period - From

1/3/2020

to

11/3/2020

Source

Realestate.com.au

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

1 223 Wade Avenue, Mildura	\$340,000	18/12/2020
2 185 Olive Grove, Mildura	\$330,000	20/11/2020
3 6 Desroy Avenue, Mildura	\$315,000	11/11/2020

This Statement of Information was prepared on: 23/03/2021