

# 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

3 Christie Parade, Mildura, Vic 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$\* or range between \$220,000 & \$240,000

### Median sale price

Median price

\$340,000

Property type

House

Suburb

Mildura

Period - From

1/2/20

to

4/2/21

Source

Realestate.com

### 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. 208 San Mateo Avenue, Mildura	\$235,000	22/1/21
2. 29 Ruby Avenue, Mildura	\$215,000	11/12/20
3. 20 Hutchinson Street, Mildura	\$220,000	11/9/20

This Statement of Information was prepared on: 12/2/21