

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

371A Walnut 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

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$222,500

Property type

Unit

Suburb

Mildura

Period-from

01 Oct 2018

to

30 Sep 2019

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

28 Olympic Way Mildura VIC 3500	\$245,000	23-Apr-19
8 Anthony Street Mildura VIC 3500	\$229,000	29-May-19
22 Sarnia Avenue Mildura VIC 3500	\$235,000	10-May-19

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.~~

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28 Olympic Way Mildura VIC 3500 Sold Price ^{RS} **\$245,000** ^{UN} Sold Date **23-Apr-19**

2 1 2

Distance **0.38km**



8 Anthony Street Mildura VIC 3500 Sold Price **\$229,000** Sold Date **29-May-19**

2 1 2

Distance **0.41km**



22 Sarnia Avenue Mildura VIC 3500 Sold Price **\$235,000** Sold Date **10-May-19**

2 1 1

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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