

# 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

1/292 Walnut 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 \$230,000 & \$250,000

### Median sale price

Median price \$215,000 Property type Unit Suburb Mildura

Period - From 01/02/2020 to 04/02/2021 Source Realestate.com.au

### 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
1 1/289 Walnut Avenue, Mildura	\$275,000	01/02/2021
2 1/905 Fifteenth Street, Mildura	\$226,000	27/11/2020
3 3/471 Walnut Avenue, Mildura	\$250,000	13/11/2020

This Statement of Information was prepared on: 17/02/2021