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	25 McKendrick 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	$309,000	&	$339,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$320,000	Property type	House	Suburb	Mildura
Period-from	01 Oct 2019	to	30 Sep 2020	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
9 Rosemont Avenue Mildura VIC 3500	$330,000	29-Jun-20
8-9 Campbell Grove Mildura VIC 3500	$355,000	14-Feb-20
3 Carara Court Mildura VIC 3500	$350,000	28-Jan-20

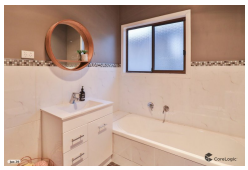
OR

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.~~

This Statement of Information was prepared on: 27 October 2020

first national REAL ESTATE | Collie & Tierney

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9 Rosemont Avenue Mildura VIC 3500

3 1 1

Sold Price **$330,000** Sold Date **29-Jun-20**

Distance **0.54km**



8-9 Campbell Grove Mildura VIC 3500

4 2 3

Sold Price **$355,000** Sold Date **14-Feb-20**

Distance **0.38km**



3 Carara Court Mildura VIC 3500

4 2 2

Sold Price **$350,000** Sold Date **28-Jan-20**

Distance **1km**

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

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