

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

2/40 Cherry Avenue, Mildura VIC 3500

Indicative selling price

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

Single price \$* or range between \$160,000 & \$176,000

Median sale price

Median price \$220,00 Property type Units Suburb Mildura

Period - From 01/03/2020 to 30/03/2021 Source PropTrack

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 10/189 Deakin Avenue, Mildura VIC 3500	\$160,000	05/02/2021
2 4 Bottlebrush Court, Mildura VIC 3500	\$167,000	15/02/2021
3 2/17 Steven Street, Mildura VIC 3500	\$190,000	11/03/2021

This Statement of Information was prepared on: 05/05/2021