

# 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

50 Ambleside Crescent 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 \$165,000 & \$180,000

### Median sale price

Median price

\$345,766

Property type

House

Suburb

Mildura

Period - From

01/03/202

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 62 Brian Street MILDURA VIC 3500	\$168,500	25/03/2020
2 96 Hornsey Park MILDURA VIC 3500	\$170,000	09/09/2020
3 19 Leask Avenue, MILDURA VIC 3500	\$180,000	21/01/2020

This Statement of Information was prepared on: 29/04/2021