

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

82B Cherry Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$365,000

&

\$401,500

Median sale price

Median price

\$321,000

Property type

Land

Suburb

Mildura

Period - From

1 Dec 2021

to

30 Nov 2022

Source

Corelogic

Comparable property sales

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 Lot 1 82 Cherry Avenue, Mildura Vic 3500	\$400,000	15/03/2022
2 163a Seventh Street, Mildura Vic 3500	\$370,000	17/08/2022
3 271a Cureton Avenue, Mildura Vic 3500	\$350,000	19/05/2022

This Statement of Information was prepared on: 6 December 2022