

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

228 WALNUT 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 Mar 2022

to

28 Feb 2023

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

109 BURROWS STREET MILDURA VIC 3500	345000	09-Nov-22
9 EUNEVA DRIVE MILDURA VIC 3500	325000	06-Mar-23

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 March 2023

Patrick Gray
P (03)50239909
M 484724450
E pgray@ctfnre.com.au



**109 BURROWS STREET MILDURA
VIC 3500**

 3  1  2

Sold Price

345000 Sold Date **09-Nov-22**

Distance **1.33km**



**9 EUNEVA DRIVE MILDURA VIC
3500**

 3  1  2

Sold Price

^{RS} **325000** ^{UN} Sold Date **06-Mar-23**

Distance **1.59km**

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

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