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

18 MARY AVENUE MILDURA VIC 3500

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	·	&	\$305,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$427,250	Property type	House	Suburb	Mildura				

29 Feb 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Mar 2023

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.

to

Address of comparable property	Price	Date of sale	
97 PASADENA GROVE MILDURA VIC 3500	\$280,000	18-Jan-24	
4 MYALL PLACE MILDURA VIC 3500	\$280,000	19-Feb-24	

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: 13 March 2024



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consumer.vic.gov.au



Distance

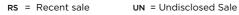
0.21km

Timothy Davey P 0350212200

M 0409 234 271

E tdavey@ctfnre.com.au

97 PASADENA GROVE MILDURA VIC 3500 ☐ 3	Sold Price	\$280,000	Sold Date Distance	18-Jan-24 0.21km
4 MYALL PLACE MILDURA VIC	Sold Price	^{RS} \$280,000	Sold Date	19-Feb-24



3500

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