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

48 BRUCE 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 \$165,000 & \$175,000	Single Price		or range between	\$165,000	&	\$175,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$190,000	Prope	erty type	Land		Suburb	Mildura
Period-from	01 May 2022	to	30 Apr 2	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
645 ONTARIO AVENUE MILDURA VIC 3500	\$169,000	30-Mar-22
633 ONTARIO AVENUE MILDURA VIC 3500	\$169,000	31-Jan-23
13 LUCKYMACK WAY MILDURA VIC 3500	\$169,000	30-Jun-22

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: 23 May 2023





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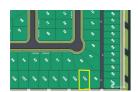


645 ONTARIO AVENUE MILDURA Sold Price **VIC 3500**

\$169,000 Sold Date 30-Mar-22

Distance

1.05km



633 ONTARIO AVENUE MILDURA VIC 3500

<u></u> -

Sold Price

Sold Date 31-Jan-23

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Distance

1.1km



13 LUCKYMACK WAY MILDURA VIC Sold Price 3500

Sold Date 30-Jun-22

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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