

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

1 CHERRY 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$417,600

Property type

House

Suburb

Mildura

Period-from

01 Jun 2022

to

31 May 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

35 CHERRY AVENUE MILDURA VIC 3500	\$415,000	10-Feb-23
69 WALNUT AVENUE MILDURA VIC 3500	\$600,000	08-Oct-22
1A MURRAY AVENUE MILDURA VIC 3500	\$530,000	22-Jul-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: 06 June 2023

<div><div><div>PRD. REAL ESTATE</div><div>SOLD OFF-MARKET</div><div>Visit prd.com.au/mildura and sign up for our Property Alert Service to stay up to date with New Listings!</div><div>080 5022 7756 178 Langford Avenue, Mildura www.prd.com.au/mildura</div></div><div></div></div>	<div><div>35 CHERRY AVENUE MILDURA VIC 3500</div><div><div><div><div></div><div>3</div></div><div><div></div><div>1</div></div><div><div></div><div>1</div></div></div></div></div>	Sold Price	\$415,000	Sold Date	10-Feb-23
				Distance	0.29km

<div></div>	<div><div>69 WALNUT AVENUE MILDURA VIC 3500</div><div><div><div><div></div><div>3</div></div><div><div></div><div>1</div></div><div><div></div><div>-</div></div></div></div></div>	Sold Price	\$600,000	Sold Date	08-Oct-22
				Distance	0.54km

<div></div>	<div><div>1A MURRAY AVENUE MILDURA VIC 3500</div><div><div><div><div></div><div>3</div></div><div><div></div><div>2</div></div><div><div></div><div>1</div></div></div></div></div>	Sold Price	\$530,000	Sold Date	22-Jul-22
				Distance	0.3km

RS = Recent sale UN = Undisclosed Sale

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