

# 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

167 Ontario Avenue, Mildura

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$440,000 & \$480,000

### Median sale price

Median price

\$298,000

Property type

Unit

Suburb

Mildura

Period - From

1 Dec 2021

to

30 Nov 2022

Source

Corelogic

### Comparable property sales

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 |
|--|-----------|--------------|
| 130 RIVERSIDE AVENUE MILDURA VIC 3500  | \$495,000 | 06-Oct-22    |
| 6/5 PHILIPPA CRESCENT MILDURA VIC 3500 | \$451,000 | 27-Apr-22    |
| 29 SPRINGFIELD DRIVE MILDURA VIC 3500  | \$461,000 | 13-Jul-22    |

This Statement of Information was prepared on: 01 December 2022