

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

140 MAGNOLIA 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

\$365,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Mildura

Period-from

01 Feb 2023

to

31 Jan 2024

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

74 MAGNOLIA AVENUE MILDURA VIC 3500	\$420,000	22-Apr-23
98 TWELFTH STREET MILDURA VIC 3500	\$410,000	27-Jun-23
6 OAK AVENUE MILDURA VIC 3500	\$390,000	27-Oct-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: 29 February 2024

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**74 MAGNOLIA AVENUE MILDURA
VIC 3500**

 3
  2
  1

Sold Price **\$420,000** Sold Date **22-Apr-23**

Distance **0.36km**



**98 TWELFTH STREET MILDURA
VIC 3500**

 4
  2
  3

Sold Price **\$410,000** Sold Date **27-Jun-23**

Distance **0.43km**



**6 OAK AVENUE MILDURA VIC
3500**

 4
  2
  2

Sold Price **\$390,000** Sold Date **27-Oct-23**

Distance **1.12km**

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

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