

# 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 5 Baylee Avenue, Mildura, VIC 3500

### Indicative selling price

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

Price Range

\$345,000

&

\$359,000

### Median sale price

Median price

\$428,250

Property Type

House

Suburb

Mildura (3500)

Period - From

01/07/2022

to

30/06/2023

Source

pricefinder

### 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
825 FOURTEENTH STREET, MILDURA VIC 3500	\$360,000	13/04/2023
29 HECTOR STREET, MILDURA VIC 3500	\$355,000	21/10/2022
92 HAWTHORN GROVE, MILDURA VIC 3500	\$360,000	02/09/2022

This Statement of Information was prepared on: 05/07/2023