

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 304 Walnut Avenue, Mildura, VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$310,000

&

\$341,000

Median sale price

Median price

\$427,500

Property Type

Townhouse

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 |
|---|-----------|--------------|
| 13 KARINYA DRIVE, MILDURA VIC 3500 | \$410,000 | 20/04/2023 |
| 2A PATRICIA DRIVE, MILDURA VIC 3500 | \$362,000 | 30/03/2023 |
| 202 THIRTEENTH STREET, MILDURA VIC 3500 | \$390,000 | 16/03/2023 |

This Statement of Information was prepared on: 04/07/2023