

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