

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 455 Walnut Avenue, Mildura, VIC 3500

Indicative selling price

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

range between

\$270,000

&

\$295,000

Median sale price

Median House price

\$265,000

Suburb or
locality

Mildura, VIC 3500

Period - From

Sep 2017

to

Aug 2018

Source

CoreLogic

Comparable property sales

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
2 Aldinga Drive, Mildura, VIC 3500	\$262,500	11 Sept 2017
27 Olivewood Drive, Mildura, VIC 3500	\$275,000	23 Nov 2017
39 Matthew Flinders Drive, Mildura, VIC 3500	\$280,000	13 Jun 2018