

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 or locality and postcode

112 SAN MATEO AVENUE, MILDURA VICTORIA 3500

Indicative selling price

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

or range between \$150,000 & \$165,000

Median sale price

Median price \$320,000 Property type HOUSE Suburb MILDURA

Period - From 3.08.2020 to 14.12.2020 Source PROPERTY DATA SOLUTIONS PTY LTD

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
1. 119 SAN MATEO AVENUE, MILDURA	\$170,000	28.05.2020
2. 2 WINDSOR STREET, MIDURA	\$175,000	23.08.2020
3. 2 VICTOR COURT, MILDURA	\$187,000	8.11.2020

This Statement of Information was prepared on: 15.12.2020