

## 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

17 CAMPBELL GROVE MILDURA VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$449,000

&

\$493,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

House

Suburb

Mildura

Period-from

01 Oct 2021

to

30 Sep 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

18 ARGYLE STREET MILDURA VIC 3500	\$450,000	21-Apr-22
16 STUART AVENUE MILDURA VIC 3500	\$501,000	12-Jan-22
759 KARADOC AVENUE IRYMPLE VIC 3498	\$457,500	02-Feb-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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first  
national  
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**18 ARGYLE STREET MILDURA VIC 3500**

3 2 2

Sold Price

**\$450,000**

Sold Date

**21-Apr-22**

Distance

**0.24km**



**16 STUART AVENUE MILDURA VIC 3500**

3 2 2

Sold Price

**\$501,000**

Sold Date

**12-Jan-22**

Distance

**0.76km**



**759 KARADOC AVENUE IRYMPLE VIC 3498**

3 2 2

Sold Price

**\$457,500**

Sold Date

**02-Feb-22**

Distance

**4.33km**

RS = Recent sale

UN = Undisclosed Sale

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