

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

369 WALNUT AVENUE MILDURA VIC 3500

Indicative selling price

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

Single Price

or range
between

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

House

Suburb

Mildura

Period-from

01 Apr 2021

to

31 Mar 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

1 STURT COURT MILDURA VIC 3500	\$340,000	21-Oct-21
20 MERLE COURT MILDURA VIC 3500	\$350,000	01-Jul-21
15 JAMES COOK DRIVE MILDURA VIC 3500	\$340,000	09-Dec-21

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.~~

This Statement of Information was prepared on: 28 April 2022



first
national
REAL ESTATE

Collie & Tierney

Cheryl Reberger

P 03 5021 2200

M 0408214360

E creberger@ctfnre.com.au



**1 STURT COURT MILDURA VIC
3500**

2 1 2

Sold Price

\$340,000

Sold Date

21-Oct-21

Distance

1.95km

PRD.

**SOLD
OFF-MARKET**

Visit prd.com.au/mildura
and sign up for our
Property Alert Service to
stay up to date with
New Listings!



**20 MERLE COURT MILDURA VIC
3500**

2 1 1

Sold Price

\$350,000

Sold Date

01-Jul-21

Distance

3.36km



**15 JAMES COOK DRIVE MILDURA
VIC 3500**

2 1 2

Sold Price

\$340,000

Sold Date

09-Dec-21

Distance

2.18km

RS = Recent sale

UN = Undisclosed Sale

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