

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

1/262 Twelfth Street, Mildura, Vic 3500

Indicative selling price

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

range between

\$282,000

&

\$310,200

Median sale price

Median price

\$313,750

Property type

Unit

Suburb

Mildura

Period - From

01/10/2023

to

30/09/2024

Source



PropTrack

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 eighteen 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
3/262 Twelfth Street, Mildura, VIC 3500	\$290,000	02/09/2024
3/290 Twelfth Street, Mildura, VIC 3500	\$310,000	04/06/2024
2/875 Fifteenth St, Mildura, VIC 3500	\$310,000	05/03/2024

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 eighteen months.

This Statement of Information was prepared on: 07/10/2024