

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

4 Steven Street, Mildura VIC 3500

Indicative selling price

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

range between \$250,000 & \$275,000

Median sale price

Median price \$437,000 Property type House Suburb Mildura

Period - From 1 Sep 2023 to 31 Aug 2024 Source Corelogic

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
1 140 Lemon Avenue, Mildura VIC 3500	\$295,000	16-Aug-24
2 233 Ninth Street, Mildura VIC 3500	\$270,000	27-Sep-23
3 16 Jenkins Place, Mildura VIC 3500	\$265,000	10-Jan-24

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: 04 September 2024