

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

498 Etiwanda Avenue, Mildura VIC 3500

Indicative selling price

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

range between

\$370,000

&

\$407,000

Median sale price

Median price

\$415,000

Property type

House

Suburb

Mildura

Period - From

1 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales

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 17 Noyce Court, Mildura VIC 3500	\$402,000	11/08/2022
2 66 Brian Street, Mildura VIC 3500	\$370,000	27/03/2023
3 796 Fourteenth Street, Mildura VIC 3500	\$392,000	26/08/2022

This Statement of Information was prepared on:

23 Jun 2023