

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

3 Matthew Flinders Drive 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

\$235,000

&

\$255,555

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Unit

Suburb

Mildura

Period-from

01 Aug 2019

to

31 Jul 2020

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

6/645 Etiwanda Avenue Mildura VIC 3500	\$230,000	11-Sep-19
17 Reynolds Court Mildura VIC 3500	\$225,000	24-Feb-20
1 Cynthia Close Mildura VIC 3500	\$240,000	22-Nov-19

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: 03 August 2020



6/645 Etiwanda Avenue Mildura VIC 3500

2 1 2

Sold Price

\$230,000

Sold Date

11-Sep-19

Distance

0.59km



17 Reynolds Court Mildura VIC 3500

2 1 2

Sold Price

\$225,000

Sold Date

24-Feb-20

Distance

1.39km



1 Cynthia Close Mildura VIC 3500

2 1 2

Sold Price

\$240,000

Sold Date

22-Nov-19

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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