

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

1/491 San Mateo Avenue, Mildura VIC 3500

Indicative selling price

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

range between

\$280,000

&

\$300,000

Median sale price

Median price

\$320,000

Property type

Unit

Suburb

Mildura

Period - From

1 Jan 2023

to

31 Dec 2023

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 2/9 The Boulevard, Mildura VIC 3500	\$285,000	07/07/2023
2 1/2 Williams Avenue, Mildura VIC 3500	\$290,000	27/08/2023
3 23/841-845 Fifteenth Street, Mildura VIC 3500	\$300,000	17/02/2023

This Statement of Information was prepared on:

15 January 2024