

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

25 Cavallo 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 \$220,000 & \$240,000

Median sale price

Median price

\$340,000

Property type

House

Suburb

Mildura

Period - From

1/2/2020

to

4/2/2021

Source

Realestate.com

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

1. 61 Eleventh St, Mildura	\$225,000	19/2/21
2. 53 Matthew Flinders Drive, Mildura	\$220,000	1/12/20
3. 9 Dennis Ave, Mildura	\$210,000	5/11/20

This Statement of Information was prepared on: 11/3/21