

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

35 Magnolia Avenue 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

\$330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$301,000

Property type

House

Suburb

Mildura

Period-from

01 Dec 2018

to

30 Nov 2019

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

119 Magnolia Avenue Mildura VIC 3500	\$320,000	05-Oct-18
165 Seventh Street Mildura VIC 3500	\$325,000	26-Nov-18
139 Magnolia Avenue Mildura VIC 3500	\$330,000	10-Dec-18

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 December 2019



119 Magnolia Avenue Mildura VIC 3500

 3  1  2

Sold Price

\$320,000

Sold Date

05-Oct-18

Distance

0.49km



165 Seventh Street Mildura VIC 3500

 3  2  2

Sold Price

\$325,000

Sold Date

26-Nov-18

Distance

1km



139 Magnolia Avenue Mildura VIC 3500

 3  1  2

Sold Price

\$330,000

Sold Date

10-Dec-18

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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