

# 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 134 & 138 Olive Avenue (also known as 1 & 2/134 Olive), Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$320,000

&

\$352,000

### Median sale price

Median price

\$315,000

Property Type

Unit

Suburb

Mildura (3500)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

### Comparable property sales

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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

1/259 WALNUT AVENUE, MILDURA VIC 3500	\$350,000	22/11/2024
2/290 TWELFTH STREET, MILDURA VIC 3500	\$330,000	13/02/2024
4/1 LANGTREE PARADE, MILDURA VIC 3500	\$350,000	27/09/2023

This Statement of Information was prepared on: 25/11/2024