

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

33 Plantation Street 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$327,500

Property type

House

Suburb

Mildura

Period-from

01 Jan 2020

to

31 Dec 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

399 Walnut Avenue Mildura VIC 3500	\$328,000	16-Oct-20
15 Acacia Drive Mildura VIC 3500	\$318,000	07-Jan-21
404 San Mateo Avenue Mildura VIC 3500	\$295,000	13-Jun-20

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: 19 January 2021



first
national
REAL ESTATE

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399 Walnut Avenue Mildura VIC 3500

3 1 2

Sold Price

\$328,000

Sold Date

16-Oct-20

Distance

0.54km



15 Acacia Drive Mildura VIC 3500

3 2 2

Sold Price

^{RS} **\$318,000** ^{UN}

Sold Date

07-Jan-21

Distance

0.88km



404 San Mateo Avenue Mildura VIC 3500

3 2 2

Sold Price

\$295,000

Sold Date

13-Jun-20

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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