

# 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

50 Seventh Street, Mildura Vic 3500

### Indicative selling price

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

range between

\$320,000

&

\$350,000

### Median sale price

Median price

\$360,000

Property type

House

Suburb

Mildura

Period - From

1 Mar 2021

to

28 Feb 2022

Source

Corelogic

### Comparable property sales

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
65-67 Seventh Street, Mildura	\$330,000	26 <sup>th</sup> Jul 2021
68-70 Eighth Street, Mildura	\$312,000	15 <sup>th</sup> Jan 2022
142 Magnolia Avenue, Mildura	\$345,000	5 <sup>th</sup> Aug 2021

This Statement of Information was prepared on:

30 March 2022