

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

49 Cureton Avenue, Mildura Vic 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$395,000

&

\$434,500

Median sale price

Median price

\$360,000

Property type

House

Suburb

Mildura

Period - From

1 Jan 2021

to

31 Dec 2021

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

1 148-150 Orange Avenue, Mildura Vic 3500	\$390,000	22/03/2021
2 41 Cureton Avenue, Mildura Vic 3500	\$400,000	06/10/2021
3 47 Cureton Avenue, Mildura Vic 3500	\$400,000	26/11/2021

This Statement of Information was prepared on: 21 January 2022