

# 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

275 WALNUT AVENUE MILDURA VIC 3500

### Indicative selling price

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

Single price \$ or range between \$670,000 & \$735,000

### Median sale price

Median price \$418,200 Property type House Suburb Mildura

Period - From 1 Feb 2022 to 31 Jan 2023 Source Corelogic

### Comparable property sales

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
6 BOLOGNA AVENUE IRYMPLE VIC 3498	\$695,000	02-Sep-22
10 MIDTOWN DRIVE MILDURA VIC 3500	\$710,000	30-Nov-22
3 COACHWOOD WAY MILDURA VIC 3500	\$724,444	21-Nov-22

This Statement of Information was prepared on: 27 February 2023