

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

2/2 Greenvale Parade, Mildura VIC 3500

Indicative selling price

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

range between

\$350,000

 &

\$380,000

Median sale price

Median price

\$318,000

 Property type

Unit

 Suburb

Mildura

Period - From

1 Feb 2024

 to

31 Jan 2025

 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
1 587 San Mateo Avenue, Mildura VIC 3500	\$398,000	03/09/2024
2 2/33 Johns Street, Mildura VIC 3500	\$369,000	03/10/2024
3 5 Opal Court, Mildura VIC 3500	\$370,000	22/05/2024

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:

11 February 2025
