

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

74 Magnolia Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$400,000

&

\$440,000

Median sale price

Median price

\$418,200

Property type

House

Suburb

Mildura

Period - From

1 Mar 2022

to

28 Feb 2023

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 75 Magnolia Avenue, Mildura Vic 3500	\$420,000	10/11/2022
2 163 Magnolia Avenue, Mildura Vic 3500	\$427,500	09/08/2022
3 162 Walnut Avenue, Mildura Vic 3500	\$425,000	10/02/2022

This Statement of Information was prepared on: 15 March 2023