

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

1/221 Wade Avenue, Mildura Vic 3500

Indicative selling price

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

range between \$245,000

&

\$269,500

Median sale price

Median price

\$223,000

Property type

Unit

Suburb

Mildura

Period - From

1 Feb 2021

to

31 Jan 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 12 Centennial Drive, Mildura Vic 3500	\$250,000	28/10/2020
2 26 Kalimna Drive, Mildura Vic 3500	\$250,000	29/10/2020
3 213 Woodham Avenue, Mildura Vic 3500	\$250,000	29/06/2020

This Statement of Information was prepared on: 25 February 2021