

## 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 and  
postcode

156 LEMON 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

17 CAMPBELL GROVE MILDURA VIC 3500	\$480,000	03-Nov-22
207 EIGHTH STREET MILDURA VIC 3500	\$480,000	08-Jul-22
146 ORANGE AVENUE MILDURA VIC 3500	\$480,000	16-Sep-22

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: 04 April 2023


**17 CAMPBELL GROVE MILDURA  
VIC 3500**
 3    2    2

Sold Price

**\$480,000**

Sold Date **03-Nov-22**

Distance **1.25km**

**207 EIGHTH STREET MILDURA VIC  
3500**
 3    1    2

Sold Price

Sold Date **08-Jul-22**

Distance **1.56km**

**146 ORANGE AVENUE MILDURA  
VIC 3500**
 3    1    2

Sold Price

Sold Date **16-Sep-22**

Distance **0.14km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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