

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

841 Etiwanda Avenue Mildura VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$396,000

&

\$435,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2020

to

31 Aug 2021

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

839 Etiwanda Avenue Mildura VIC 3500	\$397,000	25-Nov-20
21 Palm Springs Drive Mildura VIC 3500	\$405,000	05-May-21
5 Oasis Boulevard Mildura VIC 3500	\$413,000	03-Feb-21

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: 13 September 2021



Real Estate

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839 Etiwanda Avenue Mildura VIC 3500

4 2 2

Sold Price

\$397,000

Sold Date **25-Nov-20**

Distance **0.02km**



21 Palm Springs Drive Mildura VIC 3500

4 2 2

Sold Price

\$405,000

Sold Date **05-May-21**

Distance **0.22km**

Notes from your agent

We just Sold this property for \$405,000



5 Oasis Boulevard Mildura VIC 3500

4 2 2

Sold Price

\$413,000

Sold Date **03-Feb-21**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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