

1 Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 133 Pasadena Grove, 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)

range between \$320,000 & \$350,000

Median sale price

Median price \$350,000

Property type House

Suburb Mildura

Period - From 1 Jul 2020

to

30 Jun 2021

Source Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1 237 Wade Avenue, Mildura Vic 3500	\$335,000	26/03/2021
2 223 Wade Avenue, Mildura Vic 3500	\$340,000	18/12/2020
3 23 Argyle Street, Mildura Vic 3500	\$320,000	12/08/2020

This Statement of Information was prepared on: 28 July 2021