

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

789 San Mateo 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

\$545,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,057

Property type

House

Suburb

Mildura

Period-from

01 Oct 2020

to

30 Sep 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

906 Seventeenth Street Mildura VIC 3500	\$630,000	06-Oct-18
13 The Grange Mildura VIC 3500	\$580,000	29-Apr-19
498 Walnut Avenue Mildura VIC 3500	\$600,000	25-Mar-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: 26 October 2021



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906 Seventeenth Street Mildura VIC 3500 Sold Price **\$630,000** Sold Date **06-Oct-18**

4 2 2

Distance **1.71km**



13 The Grange Mildura VIC 3500 Sold Price **\$580,000** Sold Date **29-Apr-19**

4 2 2

Distance **1.87km**



498 Walnut Avenue Mildura VIC 3500 Sold Price **\$600,000** Sold Date **25-Mar-21**

4 2 2

Distance **2.23km**



753 San Mateo Avenue Mildura VIC 3500 Sold Price **\$521,000** Sold Date **13-Nov-19**

4 2 2

Distance **0.27km**



3043 Etiwanda Avenue Mildura VIC 3500 Sold Price **\$515,000** Sold Date **16-Jun-21**

4 2 2

Distance **0.97km**



15 The Grange Mildura VIC 3500 Sold Price **\$553,000** Sold Date **30-Sep-20**

4 2 2

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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621 Ontario Avenue Mildura VIC 3500

Sold Price

\$512,500

Sold Date

22-Mar-21

4 2 2

Distance

2.26km



19 Marsden Drive Mildura VIC 3500

Sold Price

\$700,000

Sold Date

13-Jan-20

4 2 2

Distance

2.42km



571 Ontario Avenue Mildura VIC 3500

Sold Price

\$535,000

Sold Date

04-Dec-20

4 2 2

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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