

# 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

144 MAGNOLIA AVENUE MILDURA VIC 3500
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$469,000 & \$509,000

### Median sale price

Median price \$435,000 Property type House Suburb Mildura

Period - From 1 Dec 2023 to 30 Nov 2024 Source Corelogic

### Comparable property sales

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
3 ROSEMONT AVENUE MILDURA VIC 3500	\$540,000	01-May-24
40 WALNUT AVENUE MILDURA VIC 3500	\$515,000	17-May-24
228 WALNUT AVENUE MILDURA VIC 3500	\$488,000	09-Apr-24

This Statement of Information was prepared on: 2 December 2024