

# 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

42 Pearl 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

\$165,000	&	\$180,000
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### Median sale price

Median price

\$320,000	Property type	House	Suburb	Mildura
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Period - From

1 Oct 2019	to	30 Sep 2020	Source	Corelogic
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### Comparable property sales

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
1 62 Brian Crescent, Mildura Vic 3500	\$168,500	25/03/2020
2 4 Steven Street, Mildura Vic 3500	\$165,000	13/02/2020
3 417 Etiwanda Avenue, Mildura Vic 3500	\$190,000	21/01/2020

This Statement of Information was prepared on:

20 October 2020
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