

# 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

11 Jude Avenue, Mildura Vic 3500

### Indicative selling price

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

range between \$299,000

&

\$328,000

### Median sale price

Median price

\$415,050

Property type

House

Suburb

Mildura

Period - From

1 Jan 2022

to

31 Dec 2022

Source

Corelogic

### 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 2 Baylee Avenue, Mildura Vic 3500	\$321,000	01/12/2022
2 246 San Mateo Avenue, Mildura Vic 3500	\$305,000	03/10/2022
3 14 Steven Street, Mildura Vic 3500	\$323,000	30/09/2022

This Statement of Information was prepared on: 19 January 2023