

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

2A LE PEDELEURE 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jul 2022

to

30 Jun 2023

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

15/874-876 FIFTEENTH STREET MILDURA VIC 3500	\$385,000	12-May-23
9 TASMAN COURT MILDURA VIC 3500	\$400,000	27-Apr-22
7 FAWKNER COURT MILDURA VIC 3500	\$360,000	08-Jun-23

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: 19 July 2023



first
national
REAL ESTATE

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**15/874-876 FIFTEENTH STREET
MILDURA VIC 3500**

3 1 2

Sold Price

\$385,000

Sold Date

12-May-23

Distance

0.44km



**9 TASMAN COURT MILDURA VIC
3500**

3 1 2

Sold Price

\$400,000

Sold Date

27-Apr-22

Distance

1.61km



**7 FAWKNER COURT MILDURA VIC
3500**

3 1 2

Sold Price

^{RS} **\$360,000**

Sold Date

08-Jun-23

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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