

# 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

4/265 Twelfth Street, Mildura Vic 3500

### Indicative selling price

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

range between \$435,000

&

\$465,000

### Median sale price

Median price

\$225,000

Property type

Unit

Suburb

Mildura

Period - From

1 Apr 2019

to

31 Mar 2020

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 73a Olive Avenue, Mildura Vic 3500	\$450,000	13/12/2019
2 61 Lemon Avenue, Mildura Vic 3500	\$430,000	05/02/2019
3 37 Magnolia Avenue, Mildura Vic 3500	\$455,000	14/01/2019

This Statement of Information was prepared on: 7 April 2020