

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

3361 SAN MATEO 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 May 2022

to

30 Apr 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

341 EUSTON AVENUE RED CLIFFS VIC 3496

\$715,000

13-Oct-22

127 MCEDWARD STREET BIRDWOODTON VIC 3505

\$760,000

17-Feb-23

2941 FOURTEENTH STREET IRYMPLE VIC 3498

\$620,000

15-Mar-21

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.

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**341 EUSTON AVENUE RED CLIFFS
VIC 3496**

4 2 2

Sold Price

\$715,000

Sold Date

13-Oct-22

Distance

6.76km



**127 MCEDWARD STREET
BIRDWOODTON VIC 3505**

4 2 2

Sold Price

\$760,000

Sold Date

17-Feb-23

Distance

7.11km



**2941 FOURTEENTH STREET
IRYMPLE VIC 3498**

4 2 2

Sold Price

\$620,000

Sold Date

15-Mar-21

Distance

8.82km

RS = Recent sale

UN = Undisclosed Sale

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