

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

20B 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

\$249,000

&

\$269,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jul 2019

to

30 Jun 2020

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

213 Woodham Avenue Mildura VIC 3500	\$250,000	29-Jun-20
406 San Mateo Avenue Mildura VIC 3500	\$262,500	11-Jun-20
33 Hollywood Boulevard Mildura VIC 3500	\$260,000	25-Jun-20

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: 29 July 2020



first
national
REAL ESTATE

Collie & Tierney

Cheryl Reberger

P 03 5021 2200

M 0408214360

E creberger@ctfnre.com.au



213 Woodham Avenue Mildura VIC 3500

Sold Price

\$250,000

Sold Date

29-Jun-20

3

1

1

Distance

2.68km



406 San Mateo Avenue Mildura VIC 3500

Sold Price

\$262,500

Sold Date

11-Jun-20

3

1

1

Distance

1.63km



33 Hollywood Boulevard Mildura VIC 3500

Sold Price

\$260,000

Sold Date

25-Jun-20

3

1

2

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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