

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

4/3-4 Williams 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Unit

Suburb

Mildura

Period-from

01 May 2020

to

30 Apr 2021

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

2/76 Riverside Avenue Mildura VIC 3500	\$191,000	15-Dec-20
3/317 San Mateo Avenue Mildura VIC 3500	\$200,000	07-Jan-21
3/916 Fourteenth Street Mildura VIC 3500	\$207,000	11-May-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.~~

This Statement of Information was prepared on: 26 May 2021

Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

5/3-4 Williams 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

\$200,000

or range
between

&

Median sale price

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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

1/47 Plantation Street Mildura VIC 3500	\$200,000	30-Jun-20
2/47 Plantation Street Mildura VIC 3500	\$200,000	30-Jun-20
3/47 Plantation Street Mildura VIC 3500	\$200,000	30-Jun-20

OR

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

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Property offered for sale

Address
Including suburb and
postcode

6/3-4 Williams 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

\$200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$220,000

Property type

Unit

Suburb

Mildura

Period-from

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