

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

117 Magnolia Avenue, Mildura VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$250,000

&

\$275,000

Median sale price

Median price

\$190,000

Property type

Land

Suburb

Mildura

Period - From

1 Mar 2023

to

29 Feb 2024

Source

Corelogic

Comparable property sales

- 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:

27 March 2024