

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 438A ELEVENTH STREET MILDURA VIC 3500

Indicative selling price

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

Single price \$ or range between \$680,000 & \$748,000

Median sale price

Median price \$425,000 Property type House Suburb Mildura

Period - From 1 Nov 2022 to 31 Oct 2023 Source Corelogic

Comparable property sales

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
571 ONTARIO AVENUE MILDURA VIC 3500	\$670,000	02-Oct-23
661 BENETOOK AVENUE MILDURA VIC 3500	\$660,000	16-Feb-23
452 ELEVENTH STREET MILDURA VIC 3500	\$795,000	052-Apr-23

This Statement of Information was prepared on: 16 November 2023