

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

125 Dyar Avenue, Mildura Vic 3500

Indicative selling price

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

or range between \$400,000

&

\$440,000

Median sale price

Median price

\$320,000

Property type

House

Suburb

Mildura

Period - From

1 Nov 2019

to

31 Oct 2020

Source

Corelogic

Comparable property sales

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 12 Villiva Drive, Mildura Vic 3500	\$420,00	29/04/2020
2 272 Twelfth Street, Mildura Vic 3500	\$405,768	28/04/2020
3 32 Riverside Avenue, Mildura Vic 3500	\$425,000	06/11/2019

This Statement of Information was prepared on: 24 November 2020