

## 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

1/207 SAN MATEO AVENUE MILDURA VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/152 SAN MATEO AVENUE MILDURA VIC 3500	\$320,000	11-Aug-23
31/217 THIRTEENTH STREET MILDURA VIC 3500	\$325,000	21-Jul-23
1/27 JUDE AVENUE MILDURA VIC 3500	\$305,000	15-Jan-24

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: 07 January 2025

Lyle Massey  
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**1/152 SAN MATEO AVENUE**  
**MILDURA VIC 3500**

 3  
  1  
  2

Sold Price      **\$320,000**    Sold Date    **11-Aug-23**

Distance      **0.51km**



**31/217 THIRTEENTH STREET**  
**MILDURA VIC 3500**

 3  
  1  
  2

Sold Price      **\$325,000**    Sold Date    **21-Jul-23**

Distance      **1.63km**



**1/27 JUDE AVENUE MILDURA VIC**  
**3500**

 3  
  1  
  2

Sold Price      **\$305,000**    Sold Date    **15-Jan-24**

Distance      **2.31km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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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  
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2/207 SAN MATEO AVENUE MILDURA VIC 3500

### Indicative selling price

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Single Price

or range  
between

\$210,000

&

\$230,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jan 2024

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Source

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Address of comparable property

Price

Date of sale

2/288 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	19-Jul-24
1/818 FOURTEENTH STREET MILDURA VIC 3500	\$210,000	21-Aug-24
1/399 SAN MATEO AVENUE MILDURA VIC 3500	\$220,000	01-Mar-24

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.~~

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 E lmassey@ctfnre.com.au



**2/288 SAN MATEO AVENUE**  
**MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      **\$220,000**    Sold Date    **19-Jul-24**

Distance      **0.91km**



**1/818 FOURTEENTH STREET**  
**MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      **\$210,000**    Sold Date    **21-Aug-24**

Distance      **1.07km**



**1/399 SAN MATEO AVENUE**  
**MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      **\$220,000**    Sold Date    **01-Mar-24**

Distance      **1.87km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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## Statement of Information

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### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Mildura

Period-from

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Price

Date of sale

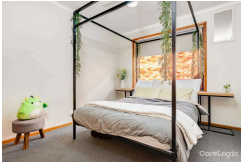
17/152 SAN MATEO AVENUE MILDURA VIC 3500	\$225,000	22-Sep-23
2/42 FLAMINGO DRIVE MILDURA VIC 3500	\$221,000	31-Jul-23
3/26 BATEY CRESCENT MILDURA VIC 3500	\$240,000	24-Nov-23

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.

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**17/152 SAN MATEO AVENUE  
MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      **\$225,000**    Sold Date    **22-Sep-23**

Distance      **0.46km**



**2/42 FLAMINGO DRIVE MILDURA  
VIC 3500**

 2  
  1  
  1

Sold Price      **\$221,000**    Sold Date    **31-Jul-23**

Distance      **1.68km**



**3/26 BATEY CRESCENT MILDURA  
VIC 3500**

 2  
  1  
  1

Sold Price      **\$240,000**    Sold Date    **24-Nov-23**

Distance      **2.08km**

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