

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

17/471 SAN MATEO 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

or range
between

\$259,000

&

\$284,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,000

Property type

Unit

Suburb

Mildura

Period-from

01 Jul 2024

to

30 Jun 2025

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

2/42 THE BOULEVARD MILDURA VIC 3500	\$271,000	25-May-25
3/42 THE BOULEVARD MILDURA VIC 3500	\$269,750	03-Dec-24
3/19 ARGYLE STREET MILDURA VIC 3500	\$276,000	26-May-25

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: 01 July 2025

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**2/42 THE BOULEVARD MILDURA
VIC 3500**

Sold Price

^{RS} **\$271,000** ^{UN}

 Sold Date **25-May-25**
 2  1  1

 Distance **0.59km**

**3/42 THE BOULEVARD MILDURA
VIC 3500**

Sold Price

\$269,750

 Sold Date **03-Dec-24**
 2  1  1

 Distance **0.59km**

**3/19 ARGYLE STREET MILDURA
VIC 3500**

Sold Price

\$276,000

 Sold Date **26-May-25**
 2  1  1

 Distance **2.16km**
RS = Recent sale

UN = Undisclosed Sale

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