

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

465 ETIWANDA 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

\$299,000

&

\$328,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

House

Suburb

Mildura

Period-from

01 May 2024

to

30 Apr 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

| | | |
|-------------------------------------|-----------|-----------|
| 71 MAGNOLIA AVENUE MILDURA VIC 3500 | \$310,000 | 11-Apr-25 |
| 35 CHRISTIE PARADE MILDURA VIC 3500 | \$324,000 | 16-Jan-25 |
| 5 ALLUNGA COURT MILDURA VIC 3500 | \$315,000 | 26-Mar-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: 15 May 2025



**71 MAGNOLIA AVENUE MILDURA
VIC 3500**

 3  1  1

Sold Price

\$310,000

Sold Date

11-Apr-25

Distance

1.79km



**35 CHRISTIE PARADE MILDURA
VIC 3500**

 3  1  2

Sold Price

\$324,000

Sold Date

16-Jan-25

Distance

0.53km



**5 ALLUNGA COURT MILDURA VIC
3500**

 3  1  1

Sold Price

\$315,000

Sold Date

26-Mar-25

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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