

# 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

67 Cherry 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)

range between

\$340,000

&

\$370,000

### Median sale price

Median price

\$321,500

Property type

Unit

Suburb

Mildura

Period - From

1 May 2024

to

30 Apr 2025

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
1 4/43 Walnut Avenue, Mildura VIC 3500	\$345,000	05/12/2024
2 3/12 Renniks Street, Mildura VIC 3500	\$360,000	24/03/2025
3 5/290 Twelfth Street, Mildura VIC 3500	\$340,000	28/02/2025

**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: 28 May 2025