

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

3/22-24 PRINCES STREET 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

\$295,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Mildura

Period-from

01 Jan 2022

to

31 Dec 2022

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





3/221 WADE AVENUE MILDURA VIC 3500	\$315,000	26-Oct-22
2/221 WADE AVENUE MILDURA VIC 3500	-	10-Jan-23
1/398 ELEVENTH STREET MILDURA VIC 3500	\$290,000	14-Sep-22

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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	3/221 WADE AVENUE MILDURA VIC 3500 2 1 1	Sold Price \$315,000 Sold Date 26-Oct-22 Distance 0.53km
	2/221 WADE AVENUE MILDURA VIC 3500 2 1 1	Sold Price ^{RS UN} Sold Date 10-Jan-23 Distance 0.54km
	1/398 ELEVENTH STREET MILDURA VIC 3500 2 1 1	Sold Price \$290,000 Sold Date 14-Sep-22 Distance 1.62km
	4/65 WALNUT AVENUE MILDURA VIC 3500 2 1 1	Sold Price Sold Date 16-Sep-22 Distance 1.4km

RS = Recent sale UN = Undisclosed Sale

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