

## 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

1/256 SEVENTH STREET 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

\$270,000

&

\$297,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$315,000

Property type

Unit

Suburb

Mildura

Period-from

01 Mar 2023

to

29 Feb 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

15/290-292 NINTH STREET MILDURA VIC 3500	\$286,000	23-Oct-23
1/220 TWELFTH STREET MILDURA VIC 3500	\$290,000	05-Apr-23
8/22-24 PRINCES STREET MILDURA VIC 3500	\$275,000	21-Feb-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: 21 March 2024

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**15/290-292 NINTH STREET  
 MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      **\$286,000**    Sold Date    **23-Oct-23**

Distance      **0.51km**



**1/220 TWELFTH STREET MILDURA  
 VIC 3500**

 2  
  1  
  1

Sold Price      **\$290,000**    Sold Date    **05-Apr-23**

Distance      **1.21km**



**8/22-24 PRINCES STREET  
 MILDURA VIC 3500**

 2  
  1  
  1

Sold Price      <sup>RS</sup> **\$275,000**    Sold Date    **21-Feb-24**

Distance      **2.04km**

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

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