

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

13/257-265 Ninth Street, Mildura VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$330,000 & \$363,000

Median sale price

Median price \$320,000 Property type Unit Suburb Mildura

Period - From 1 Jan 2023 to 31 Dec 2023 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 16/257-265 Ninth Street, Mildura VIC 3500	\$350,000	28/03/2023
2 8/290-292 Ninth Street, Mildura VIC 3500	\$315,000	15/09/2023
3 187 Ontario Avenue, Mildura VIC 3500	\$322,000	31/003/2023

This Statement of Information was prepared on: 15 January 2024