

# 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

16 Baylee Avenue, Mildura VIC 3500
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$310,000	&	\$340,000
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### Median sale price

Median price

\$418,500	Property type	House	Suburb	Mildura
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Period - From

1 Aug 2022	to	31 Jul 2023	Source	Corelogic
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### Comparable property sales

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 2 Baylee Avenue, Mildura VIC 3500	\$321,000	18/11/2022
2 28 Leonard Street, Mildura VIC 3500	\$328,000	14/12/2022
3 114 Eleventh Street, Mildura VIC 3500	\$320,000	05/11/2022

This Statement of Information was prepared on:

7 August 2023
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