

# 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

228 Walnut 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 \$470,000 & \$517,000

### Median sale price

Median price \$427,250 Property type House Suburb Mildura

Period - From 1 Mar 2023 to 29 Feb 2024 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 2-4 Mary Avenue, Mildura VIC 3500	\$480,000	17/05/2023
2 15 Burke Court, Mildura VIC 3500	\$508,000	29/03/2023
3 14 Lakeview Court, Mildura VIC 3500	\$507,000	04/03/2024

This Statement of Information was prepared on: 18 March 2024