

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

3/290 Twelfth Street, Mildura VIC 3500
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Indicative selling price

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

range between \$319,000 & \$350,000

Median sale price

Median price \$315,000

Property type Unit

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 2/290 Twelfth Street, Mildura VIC 3500	\$330,000	28/02/2024
2 3/290 Twelfth Street, Mildura VIC 3500	\$310,000	03/04/2023
3 1/396 Eleventh Street, Mildura VIC 3500	\$323,000	02/06/2023

This Statement of Information was prepared on: 19 March 2024