

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

3417 SAN MATEO AVENUE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$190,000

Property type

Land

Suburb

Mildura

Period-from

01 Dec 2022

to

30 Nov 2023

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

3817 BENETOOK AVENUE KOORLONG VIC 3501	\$675,000	30-Jan-21
332 DAIRTNUNK AVENUE CARDROSS VIC 3496	\$685,000	24-Jul-20
2697 FOURTEENTH STREET IRYMPLE VIC 3498	\$650,000	12-Nov-21

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: 19 December 2023

Lyle Massey
 M 0418 505 507
 E lmassey@ctfnre.com.au



**3817 BENETOOK AVENUE
KOORLONG VIC 3501**

 3
  2
  2

Sold Price **\$675,000** Sold Date **30-Jan-21**

Distance **4.58km**

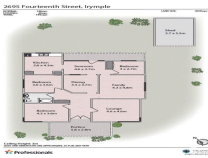


**332 DAIRTNUNK AVENUE
CARDROSS VIC 3496**

 3
  2
  2

Sold Price **\$685,000** Sold Date **24-Jul-20**

Distance **5.63km**



**2697 FOURTEENTH STREET
IRYMPLE VIC 3498**

 3
  1
  2

Sold Price **\$650,000** Sold Date **12-Nov-21**

Distance **8.57km**

RS = Recent sale UN = Undisclosed Sale

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