

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

3502 San Mateo Avenue, Mildura VIC 3500

Indicative selling price

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

range between \$480,000 & \$528,000

Median sale price

Median price \$425,000 Property type House Suburb Mildura

Period - From 1 Nov 2022 to 31 Oct 2023 Source Corelogic

Comparable property sales

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: 9 November 2023