

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

Unit 4, 905 Fifteenth 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

\$260,000	&	\$286,000
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Median sale price

Median price

\$320,000	Property type	Unit	Suburb	Mildura
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Period - From

1 Jul 2022	to	30 Jun 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 3/215 Thirteenth Street, Mildura VIC 3500	\$250,000	08/03/2023
2 1/450 Walnut Avenue, Mildura VIC 3500	\$280,000	14/11/2022
3 5/22-24 Princes Street, Mildura VIC 3500	\$285,000	28/06/2023

This Statement of Information was prepared on:

24 July 2023
