

# 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

77B Cherry Avenue, Mildura VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$635,000 & \$695,000

### Median sale price

Median price \$315,250 Property type Unit/Townhouse Suburb Mildura

Period - From 1 Dec 2022 to 30 Nov 2023 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 37A Walnut Avenue, Mildura VIC 3500	\$675,000	14/08/2023
2 15 Murray Avenue, Mildura VIC 3500	\$660,000	30/05/2023
3 148A Olive Avenue, Mildura VIC 3500	\$627,500	10/02/2023

This Statement of Information was prepared on: 1 December 2023