

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 9 Bowen Crescent, Mildura, VIC 3500

### Indicative selling price

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

Price Range

\$340,000

&

\$370,000

### Median sale price

Median price

\$432,000

Property Type

House

Suburb

Mildura (3500)

Period - From

01/10/2022

to

30/09/2023

Source

price finder

### Comparable property sales

A

These are two properties sold within two kilometres of the property for sale in the last six 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

12 MIMOSA AVENUE, MILDURA VIC 3500	\$360,000	20/09/2023
331 ELEVENTH STREET, MILDURA VIC 3500	\$339,000	10/03/2023

B

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 04/12/2023