# 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

249 Tenth Street 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	\$360,000	&	\$396,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$340,000	Prop	Property type		House	Suburb	Mildura
Period-from	01 Jun 2020	to	31 May 2	2021	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	
3 Symonds Court Mildura VIC 3500	\$385,000	09-Mar-21	
10 Rosemont Avenue Mildura VIC 3500	\$410,000	01-Jun-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: 10 June 2021



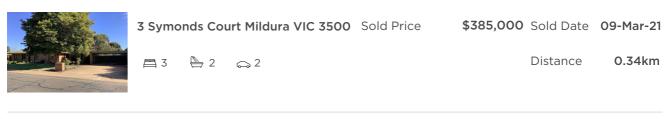
consumer.vic.gov.au



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10 Rosemont Avenue Mildura VIC 3500		Sold Price	Sold Price \$410,000 Sold		01-Jun-21	
	2	⇔1			Distance	1.46km

RS = Recent sale UN = Undisclosed Sale

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