

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

3073 Riverside Avenue CABARTIA VIC 3505

Indicative selling price

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

Single price \$ or range between \$600,000 & \$660,000

Median sale price

Median price \$350,000 Property type House Suburb Mildura

Period - From 01/06/2020 to 25/06/2021 Source PropTrack

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
1 417 Seventeenth Street MILDURA VIC 3500	\$630,000	24/05/2021
2 4 Baines Court BIRDWOODTON VIC 3500	\$661,000	01/07/2021
3 498 Walnut MILDURA VIC 3500	\$600,000	23/02/2021

This Statement of Information was prepared on: 14/07/2021