

# 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 477 Walnut 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)

Price Range

\$339,000

&

\$369,000

### Median sale price

Median price

\$357,000

Property Type

House

Suburb

Mildura (3500)

Period - From

01/10/2020

to

30/09/2021

Source

Pricefinder

### Comparable property sales

A These are the three 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
10 PANORAMA DRIVE, MILDURA VIC 3500	\$355,000	27/05/2021
17 SETTLERS DRIVE, MILDURA VIC 3500	\$360,000	17/05/2021
4 HOMESTEAD COURT, MILDURA VIC 3500	\$374,000	12/02/2021

This Statement of Information was prepared on: 05/11/2021