

# 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 795 Fourteenth Street, Mildura Vic 3500  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$310,000 & \$341,000

### Median sale price

Median price \$338,050 Property Type House Suburb Mildura

Period - From 01/07/2020 to 30/09/2020 Source REIV

### 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
1	399 Walnut Av MILDURA 3500	\$328,000	30/10/2020
2	158 Thirteenth St MILDURA 3500	\$302,500	26/10/2020
3	887 Fourteenth St MILDURA 3500	\$290,000	13/11/2020

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: 04/12/2020 10:52



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 613 sqm approx  
Agent Comments

## Comparable Properties



**399 Walnut Av MILDURA 3500 (REI/VG)**

Agent Comments



**Price:** \$328,000  
**Method:** Private Sale  
**Date:** 30/10/2020  
**Property Type:** House  
**Land Size:** 740 sqm approx



**158 Thirteenth St MILDURA 3500 (REI)**

Agent Comments



**Price:** \$302,500  
**Method:** Private Sale  
**Date:** 26/10/2020  
**Property Type:** House  
**Land Size:** 604 sqm approx



**887 Fourteenth St MILDURA 3500 (REI)**

Agent Comments



**Price:** \$290,000  
**Method:** Private Sale  
**Date:** 13/11/2020  
**Property Type:** House  
**Land Size:** 650 sqm approx