

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

112 Thirteenth Street, Mildura Vic 3500

Indicative selling price

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

Range between \$250,000 & \$275,000

Median sale price

Median price \$360,000 Property Type House Suburb Mildura

Period - From 01/01/2021 to 31/03/2021 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	158 Thirteenth St MILDURA 3500	\$302,500	26/10/2020
2	169 Thirteenth St MILDURA 3500	\$270,000	09/01/2020
3	103 San Mateo Av MILDURA 3500	\$260,000	18/03/2021

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:

23/04/2021 14:33



Property Type: House (Previously Occupied - Detached)
Land Size: 775 sqm approx
Agent Comments

Comparable Properties



158 Thirteenth St MILDURA 3500 (REI/VG)

Agent Comments



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



169 Thirteenth St MILDURA 3500 (REI/VG)

Agent Comments



Price: \$270,000
Method: Private Sale
Date: 09/01/2020
Rooms: 4
Property Type: House
Land Size: 613 sqm approx



103 San Mateo Av MILDURA 3500 (REI/VG)

Agent Comments



Price: \$260,000
Method: Private Sale
Date: 18/03/2021
Property Type: House
Land Size: 659 sqm approx