

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

6 Canning Close, Mildura Vic 3500

Indicative selling price

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

Single price \$220,000

Median sale price

Median price \$361,750

Property Type House

Suburb Mildura

Period - From 01/04/2021

to 30/06/2021

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	19 Floral Av.W MILDURA 3500	\$234,460	28/05/2021
2	15 Mimosa Av MILDURA 3500	\$225,000	15/07/2021
3	40 Christie Pde MILDURA 3500	\$216,000	08/02/2021

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:

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Property Type: Department of Housing Transfers
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
\$220,000

Median House Price
June quarter 2021: \$361,750

Comparable Properties



19 Floral Av.W MILDURA 3500 (REI)

Agent Comments



Price: \$234,460
Method: Private Sale
Date: 28/05/2021
Property Type: House
Land Size: 613.30 sqm approx



15 Mimosa Av MILDURA 3500 (REI/VG)

Agent Comments



Price: \$225,000
Method: Private Sale
Date: 15/07/2021
Property Type: House (Res)
Land Size: 652 sqm approx



40 Christie Pde MILDURA 3500 (REI/VG)

Agent Comments



Price: \$216,000
Method: Private Sale
Date: 08/02/2021
Property Type: House (Res)
Land Size: 600 sqm approx