

# 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

2 Victor 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)

Range between \$300,000 & \$330,000

### Median sale price

Median price \$420,000 Property Type House Suburb Mildura

Period - From 01/07/2021 to 30/06/2022 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	29 Windsor St MILDURA 3500	\$330,000	11/07/2022
2	14 Victor Av MILDURA 3500	\$325,000	01/12/2021
3	10 Victor Av MILDURA 3500	\$320,000	31/08/2021

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:

18/08/2022 16:56



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 495 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$300,000 - \$330,000  
**Median House Price**  
Year ending June 2022: \$420,000

## Comparable Properties



**29 Windsor St MILDURA 3500 (REI/VG)**

Agent Comments



**Price:** \$330,000  
**Method:** Private Sale  
**Date:** 11/07/2022  
**Property Type:** House  
**Land Size:** 604 sqm approx



**14 Victor Av MILDURA 3500 (REI/VG)**

Agent Comments



**Price:** \$325,000  
**Method:** Auction Sale  
**Date:** 01/12/2021  
**Property Type:** House (Res)  
**Land Size:** 531 sqm approx



**10 Victor Av MILDURA 3500 (VG)**

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 31/08/2021  
**Property Type:** House (Res)  
**Land Size:** 523 sqm approx