

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 and
postcode

3 GIOFRE DRIVE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,500

Property type

Land

Suburb

Mildura

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

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

16 MARITA COURT IRYMPLE VIC 3498	\$205,000	22-Jun-22
3 BOLOGNA AVENUE IRYMPLE VIC 3498	\$210,000	25-May-22
3 ELPHICKS WAY MILDURA VIC 3500	\$210,000	01-Jun-22

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: 22 August 2022



first
national
REAL ESTATE

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**16 MARITA COURT IRYMPLE VIC
3498**

Sold Price

\$205,000

Sold Date

22-Jun-22

- - -

Distance

2.24km



**3 BOLOGNA AVENUE IRYMPLE VIC
3498**

Sold Price

\$210,000

Sold Date

25-May-22

- - -

Distance

2.69km



**3 ELPHICKS WAY MILDURA VIC
3500**

Sold Price

^{RS} **\$210,000** ^{UN}

Sold Date

01-Jun-22

- - -

Distance

3.42km

RS = Recent sale

UN = Undisclosed Sale

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