

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

4 Manhattan Court, Mildura VIC 3500

Indicative selling price

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

range between \$525,000 & \$575,000

Median sale price

Median price

\$435,000

Property type

House

Suburb

Mildura

Period - From

1 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales

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 30 Montana Drive, Mildura VIC 3500	\$545,000	11/04/2024
2 7 Rita Drive, Mildura VIC 3500	\$560,025	19/01/2024
3 19 Luckymack Way, Mildura VIC 3500	\$565,000	06/08/2024

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: 11 November 2024