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Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301
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Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and
postcode

4 COTTONWOOD COURT, MILDURA

Indicative selling price

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

Range between

\$220,000

&

\$235,000

Median sale price

Median price

\$195,000

Unit



Suburb
or locality

MILDURA

Period - From

01/04/19

to

30/04/19

Source

<https://www.realestate.com.au/neighbourhoods/>

<<Delete if no median price available>> **Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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 2/59 Cureton Avenue, Mildura	\$225,000	28/02/2019
2 2/182 Walnut Avenue, Mildura	\$221,000	01/03/2019
3 5/299 Cureton Avenue, Mildura	\$225,000	03/05/2019

<<Delete if less than 3 comparables>> The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

