

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

280 BENETOOK AVENUE 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

or range
between

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,050

Property type

House

Suburb

Mildura

Period-from

01 Feb 2022

to

31 Jan 2023

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

558 COWRA AVENUE IRYMPLE VIC 3498	\$560,000	28-Feb-22
28 STOCKMANS DRIVE IRYMPLE VIC 3498	\$577,000	05-Feb-22
724 CURETON AVENUE NICHOLS POINT VIC 3501	\$550,000	16-Nov-20

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: 15 February 2023



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558 COWRA AVENUE IRYMPLE VIC 3498

Sold Price

\$560,000

Sold Date

28-Feb-22



3



1



2

Distance

1.89km



28 STOCKMANS DRIVE IRYMPLE VIC 3498

Sold Price

\$577,000

Sold Date

05-Feb-22



3



2



2

Distance

3.9km



724 CURETON AVENUE NICHOLS POINT VIC 3501

Sold Price

\$550,000

Sold Date

16-Nov-20



3



2



2

Distance

5.59km

RS = Recent sale

UN = Undisclosed Sale

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