

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 Hydro Court 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Mildura

Period-from

01 Dec 2020

to

30 Nov 2021

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

17 Herston Drive Mildura VIC 3500	\$490,000	20-Dec-21
34 Kedmenec Drive Mildura VIC 3500	\$493,000	02-Dec-21
567 Etiwanda Avenue Mildura VIC 3500	\$540,000	15-Oct-21

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 December 2021



first
national
REAL ESTATE

Collie & Tierney

Ben Ridley

P 03 50212200

M 0407 830 970

E bridley@collieandtierney.com.au



17 Herston Drive Mildura VIC 3500

Sold Price

^{RS}

\$490,000

Sold Date

20-Dec-21



3



2



2

Distance

0.4km



34 Kedmenec Drive Mildura VIC 3500

Sold Price

^{RS}

\$493,000

^{UN}

Sold Date

02-Dec-21



3



2



2

Distance

0.45km



567 Etiwanda Avenue Mildura VIC 3500

Sold Price

\$540,000

Sold Date

15-Oct-21



4



2



2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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