

# 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 12 Nancy Court, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$440,000

&

\$480,000

### Median sale price

Median price

\$420,000

Property Type

House

Suburb

Mildura (3500)

Period - From

01/10/2021

to

30/09/2022

Source

pricefinder

### 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
3 JODIE COURT, MILDURA VIC 3500	\$468,000	13/04/2022
18 HELEN COURT, MILDURA VIC 3500	\$445,000	15/03/2022
412 WALNUT AVENUE, MILDURA VIC 3500	\$460,000	23/02/2022

This Statement of Information was prepared on: 09/11/2022