

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

4 BAYMORE RISE 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

\$165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Other

Suburb

Mildura

Period-from

01 Feb 2024

to

31 Jan 2025

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

672 ONTARIO AVENUE MILDURA VIC 3500	\$165,000	14-Feb-24
13 REGUNYAH WAY MILDURA VIC 3500	\$165,000	01-Sep-24
15 HIGHFIELD DRIVE MILDURA VIC 3500	\$165,000	12-Apr-24

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: 20 February 2025



672 ONTARIO AVENUE MILDURA VIC 3500

Sold Price

\$165,000

Sold Date

14-Feb-24

 -  -  -

Distance

0.08km



13 REGUNYAH WAY MILDURA VIC 3500

Sold Price

Sold Date

01-Sep-24

 4  2  -

Distance

0.11km



15 HIGHFIELD DRIVE MILDURA VIC 3500

Sold Price

Sold Date

12-Apr-24

 4  2  -

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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