

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

45 MATTHEW FLINDERS DRIVE 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

\$419,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 May 2022

to

30 Apr 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

7 WYNDHAM COURT MILDURA VIC 3500	\$440,000	02-Dec-22
5 MCKAY PLACE MILDURA VIC 3500	\$450,000	02-May-23
45 HERSTON DRIVE MILDURA VIC 3500	\$440,000	06-Jun-22

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: 09 May 2023



first
national
REAL ESTATE

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7 WYNDHAM COURT MILDURA VIC Sold Price
3500

3 2 2

\$440,000 Sold Date **02-Dec-22**

Distance **0.44km**



5 MCKAY PLACE MILDURA VIC Sold Price
3500

3 2 1

^{RS} **\$450,000** Sold Date **02-May-23**

Distance **0.76km**



45 HERSTON DRIVE MILDURA VIC Sold Price
3500

3 2 2

\$440,000 Sold Date **06-Jun-22**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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