

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 or
locality and postcode

3 Sloane Court, Mildura VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

or range between \$310,000 & \$330,000

Median sale price

Median price \$325,545 Property type House Suburb Mildura

Period - From 1 Sep 2019 to 2 Sep 2020 Source Hometrack Australia

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
1 3/529 Walnut Avenue, Mildura	\$320,000	23/08/2019
2 357A Eleventh Street, Mildura	\$300,000	31/01/2020
3 6 Wyndham Court, Mildura	\$320,000	30/07/2020

This Statement of Information was prepared on: 8th September 2020