

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

260 BENETOOK AVENUE 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

\$179,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Mildura

Period-from

01 Dec 2023

to

30 Nov 2024

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

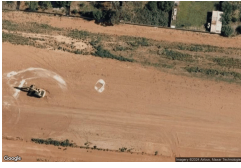
12 GRANDVIEW DRIVE BURONGA NSW 2739	\$180,000	01-Sep-23
3 JOEL COURT GOL GOL NSW 2738	\$175,000	27-Aug-24
153 SUMMER DRIVE GOL GOL NSW 2738	\$180,000	10-Apr-24

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: 11 December 2024

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12 GRANDVIEW DRIVE BURONGA NSW 2739

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  -
  -

Sold Price

\$180,000

Sold Date

01-Sep-23

Distance

2.95km



3 JOEL COURT GOL GOL NSW 2738

 -
  -
  -

Sold Price

\$175,000

Sold Date

27-Aug-24

Distance

3.5km



153 SUMMER DRIVE GOL GOL NSW 2738

 -
  -
  -

Sold Price

\$180,000

Sold Date

10-Apr-24

Distance

3.57km



7 RAY COURT GOL GOL NSW 2738

 -
  -
  -

Sold Price

\$175,000

Sold Date

30-Oct-24

Distance

3.45km

RS = Recent sale

UN = Undisclosed Sale

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