

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

2/15 Philippa Crescent, Mildura VIC 3500

Indicative selling price

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

or range between \$300,000 & \$330,000

Median sale price

Median price

\$320,000

Property type

House

Suburb

Mildura

Period - From

01/07/2019

to

02/07/2020

Source

Realestate.com.au

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 4/15 Philippa Crescent, Mildura	\$330,000	09/05/2019
2 31 Hollywood Boulevard, Mildura	\$317,500	19/02/2020
3 9 James Cook Drive, Mildura	\$318,000	24/03/2020

This Statement of Information was prepared on: 1/09/2020