

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

6 MYORA CRESCENT 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$400,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2021

to

31 Aug 2022

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

20 WEIR CRESCENT MILDURA VIC 3500	\$300,000	14-Oct-21
68 EAGLESHAM STREET MILDURA VIC 3500	\$315,000	21-Jul-22
441 ETIWANDA AVENUE MILDURA VIC 3500	\$315,000	20-Jan-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.

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20 WEIR CRESCENT MILDURA VIC 3500

Sold Price

\$300,000

Sold Date

14-Oct-21

3

1

1

Distance

0.9km



68 EAGLESHAM STREET MILDURA VIC 3500

Sold Price

\$315,000

Sold Date

21-Jul-22

3

1

2

Distance

1km



441 ETIWANDA AVENUE MILDURA VIC 3500

Sold Price

Sold Date

20-Jan-22

3

1

2

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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