

# 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 4 Grossman Court, Mildura, VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$380,000 & \$418,000

### Median sale price

Median price \$365,000 Property Type House Suburb Mildura (3500)  
Period - From 01/07/2021 to 30/06/2022 Source pricefinder

### 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
595 SAN MATEO AVENUE, MILDURA VIC 3500	\$415,000	02/09/2022
17 NOYCE COURT, MILDURA VIC 3500	\$402,000	11/08/2022
8 REYNOLDS COURT, MILDURA VIC 3500	\$415,000	27/03/2022

This Statement of Information was prepared on: 27/09/2022