

# 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

4 Joe 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)

range between \$559,000 & \$609,000

### Median sale price

Median price \$442,500

Property type House

Suburb Mildura

Period - From 1 Jan 2024

to

31 Dec 2024

Source Corelogic

### 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 15 Elphicks Way, Mildura VIC 3500	\$600,000	15/08/2024
2 10 Luckymack Way, Mildura VIC 3500	\$599,000	05/07/2024
3 29 Flynn Drive, Mildura VIC 3500	\$589,590	01/02/2024

### 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: 17 January 2025