

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 Lancaster Court 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

\$249,000

&

\$273,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$317,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2019

to

31 Aug 2020

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

224 Benetook Avenue Mildura VIC 3500	\$280,000	31-May-19
4 Isaiah Way Mildura VIC 3500	\$285,000	05-Aug-19
5 Kittyhawk Court Mildura VIC 3500	\$280,500	10-Jan-20

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: 22 September 2020



first
national
REAL ESTATE

Collie & Tierney

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224 Benetook Avenue Mildura VIC 3500

Sold Price

\$280,000

Sold Date

31-May-19

3 2 2

Distance

0.1km



4 Isaiah Way Mildura VIC 3500

Sold Price

\$285,000

Sold Date

05-Aug-19

3 2 2

Distance

0.14km



5 Kittyhawk Court Mildura VIC 3500

Sold Price

\$280,500

Sold Date

10-Jan-20

3 2 2

Distance

0.3km



226-228 Benetook Avenue Mildura VIC 3500

Sold Price

\$247,000

Sold Date

15-Jan-19

3 2 2

Distance

0.1km



6 Isaiah Way Mildura VIC 3500

Sold Price

\$290,000

Sold Date

06-Mar-20

3 2 2

Distance

0.14km



2 Eastside Drive Mildura VIC 3500

Sold Price

\$283,283

Sold Date

12-Apr-19

3 2 2

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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**70 Ellswood Crescent Mildura VIC
3500**

3 2 2

Sold Price **\$290,000** Sold Date **22-Jan-20**

Distance **0.49km**



**30 Hutchinson Street Mildura VIC
3500**

3 1 2

Sold Price **\$220,000** Sold Date **28-Jun-20**

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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