

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

11 SMITH CLOSE 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

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$264,000

Property type

Land

Suburb

Mildura

Period-from

01 Jan 2022

to

31 Dec 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

3 ASHWOOD COURT MILDURA VIC 3500	\$565,000	01-Jun-22
13 RUSTICANA COURT MILDURA VIC 3500	\$530,000	12-Feb-22
4 TOPAZ COURT MILDURA VIC 3500	\$556,000	18-Nov-21

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: 10 January 2023



3 ASHWOOD COURT MILDURA VIC 3500 Sold Price **\$565,000** Sold Date **01-Jun-22**

 4  2  1

Distance **0.39km**



13 RUSTICANA COURT MILDURA VIC 3500 Sold Price **\$530,000** Sold Date **12-Feb-22**

 4  2  2

Distance **0.42km**



4 TOPAZ COURT MILDURA VIC 3500 Sold Price **\$556,000** Sold Date **18-Nov-21**

 4  2  2

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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