

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

801 Benetook Avenue 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

\$560,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$295,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2018

to

31 Aug 2019

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

13 The Grange Mildura VIC 3500	\$580,000	29-Apr-19
2941 Fourteenth Street Irymple VIC 3498	\$600,000	16-Jun-18
2830 Eleventh Street Nichols Point VIC 3501	\$600,000	09-Nov-18

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: 30 September 2019



first
national
REAL ESTATE

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13 The Grange Mildura VIC 3500

Sold Price

\$580,000

Sold Date

29-Apr-19



4



2



2

Distance

1.35km



2941 Fourteenth Street Irymple VIC 3498

Sold Price

\$600,000

Sold Date

16-Jun-18



4



2



2

Distance

3.39km



2830 Eleventh Street Nichols Point VIC 3501

Sold Price

Sold Date

09-Nov-18



4



2



2

Distance

3.71km

RS = Recent sale

UN = Undisclosed Sale

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