

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

3 Philippa Crescent, Mildura Vic 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$415,000

&

\$455,000

Median sale price

Median price

\$353,750

Property type

House

Suburb

Mildura

Period - From

1 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales

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 45 Montana Drive, Mildura Vic 3500	\$435,000	29/06/2021
2 150 Sixteenth Street, Mildura Vic 3500	\$420,785	01/07/2021
3 7 Alessi Rise, Mildura Vic 3500	\$418,500	01/07/2021

This Statement of Information was prepared on: 6 December 2021