

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

2 Joe 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$370,000

Property type

House

Suburb

Mildura

Period-from

01 Feb 2021

to

31 Jan 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

5 Condor Drive Mildura VIC 3500	\$450,000	17-Feb-22
4 Cosgrove Court Mildura VIC 3500	\$503,171	21-Dec-21
12 Renshinkan Court Mildura VIC 3500	\$470,000	15-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: 22 February 2022

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	5 Condor Drive Mildura VIC 3500		Sold Price	^{RS} \$450,000	Sold Date	17-Feb-22
	 3	 2	 2		Distance	0.13km
	4 Cosgrove Court Mildura VIC 3500		Sold Price	\$503,171	Sold Date	21-Dec-21
	 3	 2	 2		Distance	0.88km
	12 Renshinkan Court Mildura VIC 3500		Sold Price	\$470,000	Sold Date	15-Nov-21
	 3	 2	 2		Distance	1.44km

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

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