

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

20 Rusticana Court, Mildura VIC 3500

Indicative selling price

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

range between \$395,000 & \$434,500

Median sale price

Median price

\$430,250

Property type

House

Suburb

Mildura

Period - From

1 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales

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

Address of comparable property	Price	Date of sale
1 1/6-8 Sapphire Court, Mildura VIC 3500	\$415,000	20/12/2023
2 875 Fourteenth Street, Mildura VIC 3500	\$390,000	31/03/2023
3 2 Mahogany Drive, Mildura VIC 3500	\$425,000	02/02/2024

This Statement of Information was prepared on: 9 April 2024