

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

2/1 RIBARITS 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$298,000

Property type

Unit

Suburb

Mildura

Period-from

01 Nov 2021

to

31 Oct 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

130 RIVERSIDE AVENUE MILDURA VIC 3500	\$495,000	06-Oct-22
36 CARFORA DRIVE MILDURA VIC 3500	\$515,000	20-Apr-22
42 LEICESTER STREET MILDURA VIC 3500	\$490,000	29-Oct-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: 21 November 2022


**130 RIVERSIDE AVENUE MILDURA
VIC 3500**

Sold Price

^{RS}
\$495,000

Sold Date

06-Oct-22


Distance

0.37km

**36 CARFORA DRIVE MILDURA VIC
3500**

Sold Price

\$515,000

Sold Date

20-Apr-22


Distance

1.13km

**42 LEICESTER STREET MILDURA
VIC 3500**

Sold Price

\$490,000

Sold Date

29-Oct-21


Distance

1.28km
RS = Recent sale

UN = Undisclosed Sale

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