

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

15 GOLDEN ASH DRIVE 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

\$165,000

&

\$181,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$185,000

Property type

Land

Suburb

Mildura

Period-from

01 Oct 2023

to

30 Sep 2024

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

83 RIVERSIDE AVENUE MILDURA VIC 3500	\$180,000	15-Jan-24
12 GRANDVIEW DRIVE BURONGA NSW 2739	\$180,000	01-Sep-23
32 FLYNN DRIVE MILDURA VIC 3500	\$192,000	15-Mar-24

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: 11 October 2024

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**83 RIVERSIDE AVENUE MILDURA
VIC 3500**

 -  -  -

Sold Price

\$180,000

Sold Date

15-Jan-24

Distance

0.63km



**12 GRANDVIEW DRIVE BURONGA
NSW 2739**

 -  -  -

Sold Price

Sold Date

01-Sep-23

Distance

3.93km



**32 FLYNN DRIVE MILDURA VIC
3500**

 -  -  -

Sold Price

\$192,000

Sold Date

15-Mar-24

Distance

4.41km

RS = Recent sale

UN = Undisclosed Sale

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