

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

48 HENRYS RUN 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Mildura

Period-from

01 Nov 2023

to

31 Oct 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

523 RIVERSIDE AVENUE MILDURA VIC 3500	\$1,150,000	22-Jan-24
2 HAVEN COURT IRYMPLE VIC 3498	\$1,096,500	30-Jul-24
38 COOKE STREET NICHOLS POINT VIC 3501	\$1,075,000	15-Aug-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.~~

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**523 RIVERSIDE AVENUE MILDURA
VIC 3500**

 5  2  2

Sold Price

\$1,150,000

Sold Date

22-Jan-24

Distance

0.49km



**2 HAVEN COURT IRYMPLE VIC
3498**

 4  2  2

Sold Price

\$1,096,500

Sold Date

30-Jul-24

Distance

8.88km



**38 COOKE STREET NICHOLS
POINT VIC 3501**

 2  2  2

Sold Price

\$1,075,000

Sold Date

15-Aug-24

Distance

10.6km

RS = Recent sale

UN = Undisclosed Sale

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