

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

7 OLEANDER 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$419,100

Property type

House

Suburb

Mildura

Period-from

01 Apr 2022

to

31 Mar 2023

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

600 SAN MATEO AVENUE MILDURA VIC 3500	\$450,000	03-Oct-22
16 DUNE DRIVE MILDURA VIC 3500	\$485,000	19-Oct-22
26 LEICHHARDT DRIVE MILDURA VIC 3500	\$485,000	04-Feb-23

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 April 2023



**600 SAN MATEO AVENUE
MILDURA VIC 3500**

 3  2  2

Sold Price **\$450,000** Sold Date **03-Oct-22**

Distance **2km**



16 DUNE DRIVE MILDURA VIC 3500

 3  2  2

Sold Price **\$485,000** Sold Date **19-Oct-22**

Distance **2.2km**



**26 LEICHHARDT DRIVE MILDURA
VIC 3500**

 3  2  2

Sold Price

Sold Date **04-Feb-23**

Distance **2.29km**

RS = Recent sale UN = Undisclosed Sale

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