

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 8 Limpidi Drive, Mildura, VIC 3500

Indicative selling price

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

Single Price \$499,000

Median sale price

Median price \$317,000 Property Type House Suburb Mildura (3500)

Period - From 01/09/2019 to 31/08/2020 Source CoreLogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
46 SPRINGFIELD DRIVE, MILDURA VIC 3500	\$485,000	10/10/2019
4 MITCHELL COURT, MILDURA VIC 3500	\$485,000	21/08/2020
4 LINNEY ROAD, MILDURA VIC 3500	\$470,000	12/02/2020

This Statement of Information was prepared on: 25/09/2020