

# 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 or  
locality and postcode

1 Belle Gardens Drive, Mildura Vic 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between \$445,000

&

\$485,000

### Median sale price

Median price

\$419,100

Property type

House

Suburb

Mildura

Period - From

1 Apr 2022

to

31 Mar 2023

Source

Corelogic

### Comparable property sales

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

1 29 Bakogiannis Court, Mildura Vic 3500	\$450,000	26/04/2023
2 167 Ontario Avenue, Mildura Vic 3500	\$470,000	13/12/2022
3 4 Risbey Court, Mildura Vic 3500	\$445,000	11/04/2023

This Statement of Information was prepared on: 26 April 2023