

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

21 Bridge Way 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$257,500

Property type

Land

Suburb

Mildura

Period-from

01 Mar 2021

to

28 Feb 2022

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

31 Bridge Way Mildura VIC 3500	\$525,000	12-Nov-21
4 Seagull Close Mildura VIC 3500	\$500,000	15-Sep-21
39 Bridge Way Mildura VIC 3500	\$485,000	02-Dec-20

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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31 Bridge Way Mildura VIC 3500

Sold Price

\$525,000

Sold Date

12-Nov-21

3 2 2

Distance

0.05km



4 Seagull Close Mildura VIC 3500

Sold Price

\$500,000

Sold Date

15-Sep-21

3 2 2

Distance

0.1km



39 Bridge Way Mildura VIC 3500

Sold Price

\$485,000

Sold Date

02-Dec-20

3 2 2

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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