

# 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

5 OPAL COURT MILDURA VIC 3500
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### Indicative selling price

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

Single price \$ 

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 or range between 

\$320,000
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 & 

\$352,000
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### Median sale price

Median price 

\$425,000
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 Property type 

House
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 Suburb 

Mildura
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Period - From 

01 Feb 2023
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 to 

31 Jan 2024
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 Source 

Corelogic
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### Comparable property sales

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
53 MATTHEW FLINDERS DRIVE MILDURA VIC 3500	\$320,000	05 Sep 2023
1-9 MARSDEN DRIVE MILDURA VIC 3500	\$347,500	02 Aug 2023
29 HOLLYWOOD BOULEVARD MILDURA VIC 3500	\$350,000	25 Jan 2024

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: 

27 February 2024
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