

# 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

3 Joakim Court, 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 \$340,000 & \$370,000

### Median sale price

Median price

\$425,000

Property type

House

Suburb

Mildura

Period - From

1 Feb 2023

to

31 Jan 2024

Source

Corelogic

### 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
1 4 Tanduanat Court, Mildura VIC 3500	\$370,000	17/04/2023
2 62 Teal Drive, Mildura VIC 3500	\$360,000	18/12/2023
3 4 Clark Court, Mildura VIC 3500	\$360,000	12/04/2023

This Statement of Information was prepared on: 27 February 2024