

# 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

4 Cabernet 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 \$400,000 & \$440,000

### Median sale price

Median price

\$418,500

Property type

House

Suburb

Mildura

Period - From

1 Jul 2022

to

30 Jun 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 8 Chardonnay Drive, Mildura VIC 3500	\$420,000	07/05/2023
2 3 Cabernet Court, Mildura VIC 3500	\$432,000	04/08/2022
3 8 Lisa Court, Mildura VIC 3500	\$430,000	23/12/2022

This Statement of Information was prepared on: 26 July 2023