

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

18 Muscat Court, Mildura Vic 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$375,000

&

\$412,500

Median sale price

Median price

\$320,000

Property type

House

Suburb

Mildura

Period - From

1 Oct 2019

to

30 Sep 2020

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 17 Muscat Court, Mildura Vic 3500	\$385,000	17/03/2020
2 2 Woorak Court, Mildura Vic 3500	\$385,000	12/11/2019
3 6 Heron Avenue, Mildura Vic 3500	\$383,499	16/07/2020

This Statement of Information was prepared on: 26 October 2020