

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

4/13 Shiraz Court, Mildura VIC 3500

Indicative selling price

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

range between \$400,000 & \$440,000

Median sale price

Median price

\$435,000

Property type

House

Suburb

Mildura

Period - From

1 Jul 2023

to

30 Jun 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 8 Merlot Court, Mildura VIC 3500	\$418,000	31/01/2024
2 2/13 Shraz Court, Mildura VIC 3500	\$435,000	26/05/2023
3 7 Belle Gardens Drive, Mildura VIC 3500	\$415,000	06/12/2023

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: 29 July 2024