

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 Montrose Court, Mildura VIC 3500

Indicative selling price

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

or range between \$410,00 & \$451,000

Median sale price

Median price \$335,000 Property type House Suburb Mildura

Period - From 1/12/2019 to 17/12/2020 Source Realestate.com

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 3 Crown Court, Mildura	\$420,000	20/02/2020
2 2 Montrose Court, Mildura	\$387,500	23/07/2020
3 5 Dunning Drive, Mildura	\$465,000	21/12/2020

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: 12/01/2021