

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 and
postcode

50 HENRYS RUN DRIVE MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,250

Property type

House

Suburb

Mildura

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

7 HENRYS RUN DRIVE MILDURA VIC 3500	\$825,000	10-Jul-24
35 FLYNN DRIVE MILDURA VIC 3500	\$790,000	04-Jan-24
9 TERRY COURT MILDURA VIC 3500	\$820,000	26-Mar-24

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.~~

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7 HENRYS RUN DRIVE MILDURA VIC 3500

 4  2  2

Sold Price

\$825,000

Sold Date

10-Jul-24

Distance

0.59km



35 FLYNN DRIVE MILDURA VIC 3500

 4  2  2

Sold Price

\$790,000

Sold Date

04-Jan-24

Distance

0.51km



9 TERRY COURT MILDURA VIC 3500

 4  2  2

Sold Price

\$820,000

Sold Date

26-Mar-24

Distance

1.97km



589 RIVERSIDE AVENUE MILDURA VIC 3500

 4  2  2

Sold Price

\$800,000

Sold Date

22-Jul-24

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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