

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

312 SIXTEENTH STREET 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

\$480,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

House

Suburb

Mildura

Period-from

01 Mar 2021

to

28 Feb 2022

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

10 RHYMNEY COURT MILDURA VIC 3500	\$520,000	20-Jan-22
14 PALM SPRINGS DRIVE MILDURA VIC 3500	\$490,000	06-Dec-21
6 CHRISTIAN COURT MILDURA VIC 3500	\$525,000	16-Mar-22

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: 30 March 2022

**Real Estate**

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**10 RHYMNEY COURT MILDURA VIC 3500** Sold Price **\$520,000** Sold Date **20-Jan-22**

3 2 2

Distance **2.19km****14 PALM SPRINGS DRIVE MILDURA VIC 3500** Sold Price **\$490,000** Sold Date **06-Dec-21**

3 2 2

Distance **0.49km****6 CHRISTIAN COURT MILDURA VIC 3500** Sold Price ^{RS} **\$525,000** Sold Date **16-Mar-22**

3 2 2

Distance **2.2km****13 FRESHWATER COURT MILDURA VIC 3500** Sold Price **\$541,500** Sold Date **09-Nov-21**

3 2 2

Distance **0.36km****4 MITCHELL COURT MILDURA VIC 3500** Sold Price **\$540,000** Sold Date **10-Nov-21**

3 2 2

Distance **0.68km****23 PHILIPPA CRESCENT MILDURA VIC 3500** Sold Price **\$509,750** Sold Date **09-Dec-21**

3 2 2

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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**486 SAN MATEO AVENUE
MILDURA VIC 3500**

3 2 2

Sold Price **\$490,000** Sold Date **25-Oct-21**Distance **1.06km****11 FRESHWATER COURT MILDURA
VIC 3500**

3 2 2

Sold Price **\$495,000** Sold Date **29-Oct-21**Distance **0.36km****7 FELIX COURT MILDURA VIC 3500**

3 2 2

Sold Price **\$565,000** Sold Date **04-Feb-22**Distance **0.46km****5 SAPPHIRE COURT MILDURA VIC
3500**

3 2 2

Sold Price **\$540,000** Sold Date **09-Dec-21**Distance **2.18km**

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