

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

6 LOUISIANA COURT 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Mildura

Period-from

01 Sep 2021

to

31 Aug 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

16 STERLING DRIVE MILDURA VIC 3500	\$380,000	09-Jun-22
33 TULANE DRIVE MILDURA VIC 3500	\$506,600	25-May-22
10 ELIZABETH AVENUE MILDURA VIC 3500	\$416,500	15-Jul-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: 19 September 2022



16 STERLING DRIVE MILDURA VIC 3500

Sold Price

\$380,000

Sold Date

09-Jun-22

4 2 4

Distance

0.55km



33 TULANE DRIVE MILDURA VIC 3500

Sold Price

\$506,600

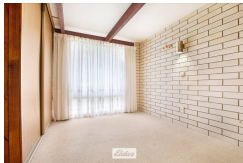
Sold Date

25-May-22

4 2 4

Distance

1.2km



10 ELIZABETH AVENUE MILDURA VIC 3500

Sold Price

\$416,500

Sold Date

15-Jul-22

4 2 3

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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