

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

1/6-8 Sapphire Court, Mildura VIC 3500

Indicative selling price

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

range between \$390,000 & \$429,000

Median sale price

Median price \$425,000 Property type House Suburb Mildura

Period - From 1 Nov 2022 to 31 Oct 2023 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 3 Jaylee Terrace, Mildura VIC 3500	\$410,000	12/05/2023
2 18 Dune Drive, Mildura VIC 3500	\$426,500	06/10/2023
3 251 Twelfth Street, Mildura VIC 3500	\$432,000	22/11/2023

This Statement of Information was prepared on: 29 November 2023