

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

11 THE GRANGE 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

\$990,000

&

\$1,089,000

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

875-887 BENETOOK AVENUE MILDURA VIC 3500	\$900,000	12-Aug-24
1022-1030 SANDILONG AVENUE IRYMPLE VIC 3498	\$940,000	09-Jul-24
9 UPLAND DRIVE MILDURA VIC 3500	\$1,000,000	30-Apr-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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**875-887 BENETOOK AVENUE
MILDURA VIC 3500**

 4  3  3

Sold Price **\$900,000** Sold Date **12-Aug-24**

Distance **1.32km**



**1022-1030 SANDILONG AVENUE
IRYMPLE VIC 3498**

 3  2  2

Sold Price **\$940,000** Sold Date **09-Jul-24**

Distance **2.96km**



**9 UPLAND DRIVE MILDURA VIC
3500**

 3  2  4

Sold Price **\$1,000,000** Sold Date **30-Apr-24**

Distance **1.81km**

RS = Recent sale **UN** = Undisclosed Sale

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