

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

2 Arielle 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 Oct 2022 to 30 Sept 2023 Source Corelogic

Comparable property sales

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 5 Arielle Court, Mildura VIC 3500	\$412,000	14/06/2023
2 15 Belle Gardens Drive, Mildura VIC 3500	\$391,000	17/06/2023
3 24 Maloney Drive, Mildura VIC 3500	\$382,000	26/12/2022

This Statement of Information was prepared on: 20 October 2023