

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

3 ROSEMONT AVENUE 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

\$485,000

&

\$533,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$430,250

Property type

House

Suburb

Mildura

Period-from

01 Apr 2023

to

31 Mar 2024

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

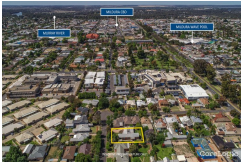
Date of sale

13 ROSEMONT AVENUE MILDURA VIC 3500	\$500,000	12-Nov-23
323 ELEVENTH STREET MILDURA VIC 3500	\$505,000	06-Jul-23
75 MAGNOLIA AVENUE MILDURA VIC 3500	\$510,000	31-Aug-23

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: 09 April 2024



**13 ROSEMONT AVENUE MILDURA
VIC 3500**

3 2 2

Sold Price

\$500,000

Sold Date

12-Nov-23

Distance

0.07km



**323 ELEVENTH STREET MILDURA
VIC 3500**

3 2 2

Sold Price

\$505,000

Sold Date

06-Jul-23

Distance

1.11km



**75 MAGNOLIA AVENUE MILDURA
VIC 3500**

3 2 2

Sold Price

\$510,000

Sold Date

31-Aug-23

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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