

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

5 PETER-JOHN COURT MILDURA VIC 3500

Indicative selling price

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

Single price \$

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 or range between

\$725,000

 &

\$797,000

Median sale price

Median price

\$425,000

 Property type

House

 Suburb

Mildura

Period - From

01 Oct 2022

 to

30 Sep 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
17 PETRUCCI WAY MILDURA VIC 3500	\$742,500	05-Apr-23
5 HUGO COURT MILDURA VIC 3500	\$755,000	06-Apr-23
1 DOMINIC COURT MILDURA VIC 3500	\$787,500	27-Jun-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:

15 November 2023
