

# 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 Sahara Court, Mildura VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$685,000 & \$753,500

### Median sale price

Median price \$434,000 Property type House Suburb Mildura

Period - From 1 May 2023 to 30 Apr 2024 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 14 Mirage Drive, Mildura VIC 3500	\$695,000	22/12/2023
2 54 Albert Street, Mildura VIC 3500	\$680,000	01/12/2023
3 38 Elphicks Way, Mildura VIC 3500	\$720,000	16/09/2023

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: 23 May 2024