

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

6 LAVENDER 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

\$400,000

 &

\$440,000

Median sale price

Median price

\$425,000

 Property type

House

 Suburb

Mildura

Period - From

1 Dec 2022

 to

30 Nov 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
15 BELLE GARDENS DRIVE MILDURA VIC 3500	\$391,000	17 June 23
17 BURNSIDE WAY MILDURA VIC 3500	\$400,000	28 Nov 23
467 ONTARIO AVENUE MILDURA VIC 3500	\$417,000	25 July 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:

12 December 2023
