

# 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

7 Sebastian Court, Mildura VIC 3500
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### Indicative selling price

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

range between \$360,000 & \$390,000

### Median sale price

Median price \$430,250 Property type House Suburb Mildura

Period - From 1 Apr 2023 to 31 Mar 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 20 Beasy Court, Mildura VIC 3500	\$388,888	06/11/2023
2 67 Flamingo Drive, Mildura VIC 3500	\$380,000	22/12/2023
3 3 Joakim Court, Mildura VIC 3500	\$370,000	20/03/2024

This Statement of Information was prepared on: 10 April 2024