

9 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

9 Bingara Close, Mildura VIC 3500

Indicative selling price

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

range between \$390,000 & \$429,000

Median sale price

Median price \$425,000

Property type House

Suburb Mildura

Period - From 1 Nov 2022

to

31 Oct 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
1 7 Merinda Court, Mildura VIC 3500	\$390,000	19/09/2023
2 8 Bingara Close, Mildura VIC 3500	\$397,500	13/05/2022
3 50 Teal Drive, Mildura VIC 3500	\$390,000	18//01/2023

This Statement of Information was prepared on: 28 November 2023