

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 and
postcode

9 SHARLAND STREET MILDURA VIC 3500

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$359,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

House

Suburb

Mildura

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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






4 SHARLAND STREET MILDURA VIC 3500	\$370,000	08-Nov-22
13 STUART AVENUE MILDURA VIC 3500	\$388,000	15-Sep-22





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: 24 August 2023

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 <p>SOLD OFF-MARKET</p> <p>Visit prd.com.au/mildura and sign up for our Property Alert Service to stay up to date with New Listings!</p> <p>0350212200 118 Stanger Avenue, Mildura www.prd.com.au/mildura</p>		4 SHARLAND STREET MILDURA VIC 3500	Sold Price \$370,000	Sold Date 08-Nov-22
		3  1  2 	Distance 0.08km	

	13 STUART AVENUE MILDURA VIC 3500	Sold Price \$388,000	Sold Date 15-Sep-22
	3  1  1 	Distance 0.31km	

RS = Recent sale UN = Undisclosed Sale

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