

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

470 Riverside Avenue 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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$230,000

Property type

Land

Suburb

Mildura

Period-from

01 Jul 2020

to

30 Jun 2021

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

8 Delta Court Mildura VIC 3500	\$411,000	02-Feb-21
11 Westside Boulevard Mildura VIC 3500	\$435,000	21-Mar-21
19 Montana Drive Mildura VIC 3500	\$390,000	11-Apr-20

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: 05 July 2021



8 Delta Court Mildura VIC 3500

Sold Price

\$411,000

Sold Date

02-Feb-21

 4  2  2

Distance

0.48km



11 Westside Boulevard Mildura VIC 3500

Sold Price

\$435,000

Sold Date

21-Mar-21

 4  2  2

Distance

0.56km



19 Montana Drive Mildura VIC 3500

Sold Price

\$390,000

Sold Date

11-Apr-20

 4  2  2

Distance

0.6km

RS = Recent sale UN = Undisclosed Sale

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