

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

43 Tulane Drive 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 \$329,000 & \$359,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$330,000 Property type House Suburb Mildura

Period-from 01 Mar 2020 to 28 Feb 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
2 Tulane Drive Mildura VIC 3500	\$345,000	14-Sep-20
314 Eleventh Street Mildura VIC 3500	\$352,000	21-Feb-20
1 Opray Court Mildura VIC 3500	\$358,000	16-Feb-21

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 March 2021

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2 Tulane Drive Mildura VIC 3500
 3  2  2

 Sold Price **\$345,000** Sold Date **14-Sep-20**

 Distance **0.45km**

314 Eleventh Street Mildura VIC 3500
 3  1  1

 Sold Price **\$352,000** Sold Date **21-Feb-20**

 Distance **3.31km**

1 Opray Court Mildura VIC 3500
 3  1  2

 Sold Price ^{RS} **\$358,000** ^{UN} Sold Date **16-Feb-21**

 Distance **4.08km**
RS = Recent sale
UN = Undisclosed Sale

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