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	37 Herston Drive, Mildura VIC 3500

Indicative selling price

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

range between $420,000 & $462,000

Median sale price

Median price $427,250 Property type House Suburb Mildura

Period - From 1 Mar 2023 to 29 Feb 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 1 Streisand Court, Mildura VIC 3500	$434,000	30/11/2023
2 5 Hollywood Boulevard, Mildura VIC 3500	$420,000	21/11/2023
3 6 Lavender Court, Mildura VIC 3500	$422,990	29/01/2024

This Statement of Information was prepared on: 25 March 2024