

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

11 Cosgrove Court, Mildura Vic 3500

Indicative selling price

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

Range between \$475,000 & \$522,500

Median sale price

Median price \$310,000 Property Type House Suburb Mildura

Period - From 01/07/2018 to 30/06/2019 Source REIV

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
1	580 Walnut Av MILDURA 3500	\$520,000	13/09/2019
2	4 Akron Ct MILDURA 3500	\$495,000	18/06/2019
3	41 Karalanza Dr MILDURA 3500	\$460,000	28/06/2019

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: 16/09/2019 10:34



Property Type:
Agent Comments

Indicative Selling Price
\$475,000 - \$522,500
Median House Price
Year ending June 2019: \$310,000

Comparable Properties



580 Walnut Av MILDURA 3500 (REI)

Agent Comments



Price: \$520,000
Method: Private Sale
Date: 13/09/2019
Rooms: 6
Property Type: House
Land Size: 684 sqm approx



4 Akron Ct MILDURA 3500 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 18/06/2019
Rooms: 6
Property Type: House
Land Size: 985 sqm approx



41 Karalanza Dr MILDURA 3500 (REI/VG)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 28/06/2019
Property Type: House
Land Size: 700 sqm approx