

# 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

7 Ribarits Court, Mildura Vic 3500
------------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between 

\$325,000
-----------

 & 

\$355,000
-----------

### Median sale price

Median price 

\$220,000
-----------

 Property type 

Unit
------

 Suburb 

Mildura
---------

Period - From 

1 May 2020
------------

 to 

30 Apr 2021
-------------

 Source 

Corelogic
-----------

### Comparable property sales

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 1/33 Leicester Street, Mildura Vic 3500	\$315,000	27/05/2020
2 18 Rural Drive, Mildura Vic 3500	\$330,000	26/02/2021
3 23 Brooks Drive, Mildura Vic 3500	\$331,500	14/04/2021

This Statement of Information was prepared on: 

25 May 2021
-------------