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 Barraclough Way, Mildura VIC 3500

Indicative selling price

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

range between $600,000 & $660,000

Median sale price

Median price $460,000 Property type House Suburb Mildura

Period - From 1 Jul 2024 to 30 Jun 2025 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 10 Mirage Drive, Mildura VIC 3500	$600,000	28/03/2025
2 1 Bligh Court, Mildura VIC 3500	$645,000	12/04/2025
3 4 Laguna Court, Mildura VIC 3500	$695,000	11/06/2025

~~**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: 8 July 2025