

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

14 SEMMENS CRESCENT 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,000

Property type

House

Suburb

Mildura

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

20 SEMMENS CRESCENT MILDURA VIC 3500	\$475,000	22-Apr-25
11 ALDINGA DRIVE MILDURA VIC 3500	\$525,000	01-Dec-24
14 HERSTON DRIVE MILDURA VIC 3500	\$502,000	16-Dec-24

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.~~

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20 SEMMENS CRESCENT MILDURA VIC 3500

 3  2  2

Sold Price

\$475,000

Sold Date

22-Apr-25

Distance

0.06km



11 ALDINGA DRIVE MILDURA VIC 3500

 3  2  2

Sold Price

\$525,000

Sold Date

01-Dec-24

Distance

0.27km



14 HERSTON DRIVE MILDURA VIC 3500

 3  2  2

Sold Price

\$502,000

Sold Date

16-Dec-24

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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