

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

28 Kedmenec Drive, Mildura Vic 3500

Indicative selling price

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

Single price

\$

or range between

\$185,000

&

\$200,000

Median sale price

Median price

\$340,500

Property type

Land

Suburb

Mildura

Period - From

1 Sept 2021

to

31 Aug 2022

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 25 Limpidi Drive, Mildura Vic 3500	\$185,000	14/04/2022
2 71 Springfield Drive, Mildura Vic 3500	\$200,000	22/07/2022
3 1 Trissino Drive, Mildura Vic 3500	\$220,000	07/04/2022

This Statement of Information was prepared on: 8 September 2022