

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

8 Spitfire Drive, Mildura Vic 3500

Indicative selling price

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

Single Price \$460,000

Median sale price

Median price	\$415,000	Property type	House	Suburb	Mildura
Period - From	1 Jul 2022	to	30 Jun 2023	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 26 Eastside Drive, Mildura Vic 3500	\$430,500	14/02/2023
2 30 Ellswood Crescent, Mildura Vic 3500	\$440,000	24/08/2022
3 10 Lisa Court, Mildura Vic 3500	\$450,000	02/08/2022

This Statement of Information was prepared on: 11 July 2023