

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

16 Etherington Drive, Mildura VIC 3500

Indicative selling price

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

Single price \$ or range between \$295,000 & \$324,500

Median sale price

Median price \$294,000 Property type Unit Suburb Mildura

Period - From 1 Oct 2021 to 30 Sept 2022 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
14 Steven Street, Mildura VIC 3500	\$323,000	30-Sep-22
1B Coonawarra Close, Mildura VIC 3500	\$308,000	21-Jan-22
60 Riverside Avenue, Mildura VIC 3500	\$327,000	13-Oct-21

This Statement of Information was prepared on: 05 October 2022