

# 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

Lots 1 - 32, 683 Deakin Avenue, Mildura VIC 3500
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

As per attached price list
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### Median sale price

Median price

\$182,000
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Property type

Land
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Suburb

Mildura
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Period - From

1 Dec 2023
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to

30 Nov 2024
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Source

Corelogic
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### 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

Address of comparable property	Price	Date of sale
1 13 Manfred Drive, Mildura VIC 3500	\$170,00	21/05/2024
2 11 Manfred Drive, Mildura VIC 3500	\$170,000	15/07/2024
3 5 Aston Way, Mildura VIC 350	\$170,000	01/02/2024

### 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: 

2 December 2024
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# 683 Deakin Avenue

## STAGE 1

LOT NO.	SIZE	PRICE	STATUS
1	576	\$200,000	
2	668	\$230,000	
3	354	\$157,000	
4	330	\$155,000	
5	330	\$155,000	
6	354	\$157,000	
7	438	\$178,000	
8	425	\$177,000	
9	438	\$178,000	
10	447	\$182,000	
11	441	\$182,000	
12	443	\$182,000	
13	450	\$190,000	
14	546	\$190,000	
15	634	\$225,000	

LOT NO.	SIZE	PRICE	STATUS
16	611	\$210,000	
17	544	\$190,000	
18	544	\$190,000	
19	510	\$179,000	
20	510	\$179,000	
21	510	\$179,000	
26	540	\$189,000	
27	540	\$189,000	
28	540	\$189,000	
29	540	\$189,000	
30	540	\$189,000	
31	419	\$189,000	
32	379	\$170,000	
1001	2716	\$1,450,000	
1002	1225	\$400,000	