

# 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

66 Ellswood Crescent, Mildura Vic 3500

### Indicative selling price

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

range between

\$280,000

&

\$308,000

### Median sale price

Median price

\$297,500

Property type

House

Suburb

Mildura

Period - From

1 Nov 2018

to

31 Oct 2019

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 28 Boomerang Court, Mildura Vic 3500     | \$275,000 | 13/06/2019 |
| 2 1/84 Ellswood Crescent, Mildura Vic 3500 | \$285,000 | 28/02/2019 |
| 3 12 Chardonnay Drive, Mildura Vic 3500    | \$300,000 | 10/11/2019 |

This Statement of Information was prepared on: 18 November 2019