

# 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 and  
postcode 763-777 Etiwanda Avenue, Mildura, VIC 3500

### Indicative selling price

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

Price Range

\$182,000

&

\$200,200

### Median sale price

Median price

\$182,000

Property Type

Vacant Land

Suburb

Mildura (3500)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

### Comparable property sales

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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
19 MAYNE BOULEVARD, IRYMPLE VIC 3498	\$198,000	19/01/2024
14 IAN STREET, MILDURA VIC 3500	\$190,000	14/03/2024
4 MAGENTA BOULEVARD, MILDURA VIC 3500	\$182,000	06/03/2024

This Statement of Information was prepared on: 27/11/2024