

## 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

Lot 39/70 Springfield Drive, Mildura, VIC 3500

### Indicative selling price

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

Single Price

\$160,000

### Median sale price

Median price

\$200,000

Property Type

Vacant Land

Suburb

Mildura (3500)

Period - From

01/02/2020

to

31/01/2021

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
963 FIFTEENTH STREET, MILDURA VIC 3500	\$157,500	22/12/2020
513 WALNUT AVENUE, MILDURA VIC 3500	\$150,000	15/12/2020
4 MARITA COURT, IRYMPLE VIC 3498	\$165,000	21/05/2020

This Statement of Information was prepared on: 22/02/2021