

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

Lot 1 - 85 Hillcrest Estate, 173 Sixteenth Street, Mildura Vic 3500

Indicative selling price

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

Single price

As per price list attached

Median sale price

Median price

\$187,500

Property type

Land

Suburb

Mildura

Period - From

1 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales

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:

23 February 2023

HILLCREST ESTATE

LOT NO.	SIZE	PRICE	STATUS	LOT NO.	SIZE	PRICE	STATUS	LOT NO.	SIZE	PRICE	STATUS
1	534	\$175,000		30	680	\$197,000		59	680	\$197,000	
2	450	\$169,000		31	680	\$197,000		60	680	\$197,000	
3	450	\$169,000		32	683	\$197,000	SOLD	61	680	\$197,000	
4	450	\$169,000		33	683	\$197,000	SOLD	62	680	\$197,000	
5	360	\$155,000		34	683	\$197,000	SOLD	63	680	\$197,000	
6	360	\$155,000		35	693	\$197,000		64	680	\$197,000	
7	360	\$155,000	SOLD	36	604	\$192,000		65	696	\$197,000	
8	360	\$155,000	SOLD	37	605	\$192,000		66	665	\$195,000	
9	360	\$155,000	SOLD	38	605	\$192,000		67	722	\$199,000	
10	360	\$155,000		39	605	\$192,000		68	1050	\$235,000	
11	360	\$155,000		40	605	\$192,000		69	1050	\$235,000	
12	360	\$155,000		41	605	\$192,000		70	1050	\$235,000	
13	360	\$155,000		42	605	\$192,000		71	1050	\$235,000	
14	360	\$155,000		43	605	\$192,000		72	1050	\$235,000	
15	450	\$169,000		44	604	\$192,000		73	728	\$199,000	
16	450	\$169,000		45	696	\$199,000		74	750	\$199,000	
17	587	\$185,000	SOLD	46	696	\$199,000		75	713	\$199,000	
18	2030		NFS	47	680	\$199,000		76	715	\$199,000	
19	683	\$197,000	SOLD	48	680	\$197,000		77	749	\$199,000	
20	683	\$197,000		49	680	\$197,000		78	732	\$199,000	
21	683	\$197,000		50	680	\$197,000		79	1054	\$235,000	
22	680	\$197,000		51	680	\$197,000		80	1050	\$235,000	
23	680	\$197,000		52	680	\$197,000		81	1050	\$235,000	
24	680	\$197,000		53	680	\$197,000		82	1050	\$235,000	
25	680	\$197,000		54	680	\$197,000		83	1050	\$235,000	
26	673	\$195,000	NFS	55	693	\$199,000		84	722	\$205,000	
27	647	\$195,000		56	693	\$199,000		85	665	\$195,000	
28	668	\$195,000		57	680	\$197,000					
29	680	\$197,000		58	680	\$197,000					