

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 1 Trissino Drive and 592 Etiwanda Avenue, Mildura, VIC 3500

Indicative selling price

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

Single Price \$220,000

Median sale price

Median price \$280,000 Property Type Vacant Land Suburb Mildura (3500)

Period - From 01/03/2021 to 28/02/2022 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
226 WOODHAM AVENUE, MILDURA VIC 3500	\$210,000	07/07/2021
51 VERDI BOULEVARD, IRYMPLE VIC 3498	\$210,000	24/03/2021
113 FAIRWAYS DRIVE, MILDURA VIC 3500	\$235,000	02/11/2022

This Statement of Information was prepared on: 18/03/2022