

# 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

3 Gulf Way, Mildura VIC 3500

### Indicative selling price

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

range between \$380,000 & \$418,000

### Median sale price

Median price

\$195,000

Property type

Land

Suburb

Mildura

Period - From

1 Sept 2022

to

31 Aug 2023

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
1 82B Cherry Avenue, Mildura VIC 3500	\$395,000	10/01/2023
2 66 Cherry Avenue, Mildura VIC 3500	\$390,000	08/02/2023
3 68 Cherry Avenue, Mildura VIC 3500	\$390,000	08/02/2023

This Statement of Information was prepared on: 14 September 2023