

# 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

16 Dune 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)

range between \$465,000

&

\$499,000

### Median sale price

Median price

\$405,000

Property type

House

Suburb

Mildura

Period - From

1 Oct 2021

to

30 Sept 2022

Source

Corelogic

### Comparable property sales

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 34 Oasis Boulevard, Mildura Vic 3500	\$462,500	13/01/2022
2 22 Midtown Drive, Mildura Vic 3500	\$470,000	17/12/2021
3 4 Cosgrove Court, Mildura Vic 3500	\$503,171	21/12/2021

This Statement of Information was prepared on: 11 October 2022