

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 4/Stage 6 Limpidi Estate, Mildura, VIC 3500

Indicative selling price

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

Single Price \$190,000

Median sale price

Median price \$183,500 Property Type Vacant Land Suburb Mildura (3500)

Period - From 01/01/2024 to 31/12/2024 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
26 TILLEY WAY, IRYMPLE VIC 3498	\$190,000	13/05/2024
32 FLYNN DRIVE, MILDURA VIC 3500	\$192,000	15/03/2024
14 IAN STREET, MILDURA VIC 3500	\$190,000	14/03/2024

This Statement of Information was prepared on: 06/01/2025