

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Etiwanda Parklands Estate, 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 \$100,000 & \$110,000

### Median sale price

Median Vacant Land  
price

\$108,000

Suburb or  
locality

Mildura, VIC 3500

Period - From Apr 2017 to Mar 2018

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
2 Kedmenec Drive, Mildura, VIC 3500	\$94,000	30/11/2017
20 Kedmenec Drive, Mildura, VIC 3500	\$98,350	24/07/2017
1 Kedmenec Drive, Mildura, VIC 3500	\$94,000	14/03/2017