

# 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

17 Federation Drive, Mildura

### Indicative selling price

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

Single price \$ or range between \$610000 & \$670000

### Median sale price

Median price \$440,000 Property type House Suburb Mildura

Period - From 1 May 2021 to 30 Apr 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
13 Matotek Court, Mildura	\$652,000	04/09/21
56 Albert Street, Mildura	\$650,000	01/11/21
57 Tulane Drive, Mildura	\$615,000	11/12/21

This Statement of Information was prepared on: 16 May 2022