

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

6 Elphicks Way, Mildura Vic 3500

Indicative selling price

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

Single price

\$215,000

Median sale price

Median price

\$326,000

Property type

Land

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 3 Elphicks Way, Mildura Vic 3500	\$210,000	24/05/2022
2 71 Springfield Drive, Mildura Vic 3500	\$200,000	22/07/2022
3 7 Redwood Drive, Mildura Vic 3500	\$210,000	05/08/2022

This Statement of Information was prepared on:

14 October 2022