

# 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

Unit 1, 15 Cavallo Drive, Mildura VIC 3500

### Indicative selling price

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

Single price

\$210,000

### Median sale price

Median price

\$324,000

Property type

Unit

Suburb

Mildura

Period - From

1 Dec 2022

to

30 Nov 2023

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 2/42 Flamingo Drive, Mildura VIC 3500	\$221,000	31/07/2023
2 1/928 Fourteenth Street, Mildura VIC 3500	\$210,000	11/04/2023
3 1/908 Fourteenth Street, Mildura VIC 3500	\$210,000	09/01/2023

This Statement of Information was prepared on:

18 December 2023