

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the *Estate Agents Act 1980*

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

If units of a similar type or class have the same pricing (for example, one bedroom units in a high rise position) a single indicative selling price may be listed for these types or classes of units collectively, rather than an indicative selling price for each individual unit. It must be clear that the indicative selling price is for a particular type or class of units. The indicative selling price may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request, included with any Internet advertisement and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Unit offered for sale

Address  
Including suburb or locality  
and postcode

2-6 ELIZABETH AVENUE, MILDURA VIC 3500

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 ELIZ. AVE, MDA: 5BR HOUSE/4 x 2BR UNITS	\$*	or range between	\$2,000,000	&	\$2,200,000
3 ELIZ. AVE, MDA: 3BR HOUSE	\$*	or range between	\$375,000	&	\$412,500
4 & 5 ELIZ. AVE, MDA: VACANT LAND	\$*	or range between	\$620,000	&	\$682,000
6 ELIZ. AVE, MDA: 4BR HOSUE	\$*	or range between	\$531,000	&	\$584,000
	\$*	or range between	\$*	&	\$

Additional entries may be included or attached as required.

### Unit median sale price

House Median price	\$415,000	Suburb or locality	MILDURA
Land Median price	\$285,000	Suburb or locality	MILDURA
Period - From	19/02/2021	To	19/08/2022
Source	PRICEFINDER		

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
5BR HOUSE/4 X 2BR UNITS	1	\$	
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3BR HOUSE	1 19 MAHOGANY DRIVE, MILDURA VIC 3500	\$410,000	11/07/2022
	2 362 WALNUT AVENUE, MILDURA VIC 3500	\$385,000	02/06/2022
	3 9 TASMAN COURT, MILDURA VIC 3500	\$400,000	27/04/2022

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
VACANT LAND	1	\$	
	2	\$	
	3	\$	

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
4BR HOUSE	1 6 KINGFISHER COURT, MILDURA VIC 3500	\$570,000	10/05/2022
	2 1 SETTLERS DRIVE, MILDURA VIC 3500	\$540,000	08/04/2022
	3 45 PLANTATION STREET, MILDURA VIC 3500	\$550,000	17/03/2022

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
	1	\$	
	2	\$	
	3	\$	

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on: 19/08/2022