

# 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

14 ETHERINGTON DRIVE, MILDURA

### Indicative selling price

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

or range between \$385,000 & \$420,000

### Median sale price

Median price

\$468,750

Property type

4 B/R HOUSE

Suburb

MILDURA

Period - From

17/06/2020

to

17/12/2020

Source

REALESTATE.COM

### 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
1 1 GOLDEN ASH DRIVE, MILDURA	\$396,000	29/08/2020
2 1 EXCELSIOR DRIVE, MILDURA	\$435,000	20/10/2020
3 8 PEVENSEY GROVE, MILDURA	\$385,000	20/10/2020

This Statement of Information was prepared on: 02/02/2021