

## 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 and postcode

Lot 1A/5 Willow Grove, Mildura, VIC 3500
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### Indicative selling price

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

Price Range

\$265,000

&

\$285,000

### Median sale price

Median price

\$147,500

Property Type

Vacant Land

Suburb

Mildura (3500)

Period - From

01/06/2019

to

31/05/2020

Source

RPData

### Comparable property sales

**A**

These are two 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**

19 LEMON AVENUE, MILDURA VIC 3500	\$275,000	20/02/2019
48 FAIRWAYS DRIVE, MILDURA VIC 3500	\$292,500	20/09/2019

**B**

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

This Statement of Information was prepared on: 02/09/2020