

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

7 Dunning Drive, Mildura Vic 3500

Indicative selling price

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

range between \$450,000 & \$495,000

Median sale price

Median price \$415,000 Property type House Suburb Mildura

Period - From 1 Dec 2021 to 30 Nov 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 4 Marziano Drive, Mildura Vic 3500	\$460,000	06/09/2022
2 13 Summerhill Drive, Mildura Vic 3500	\$471,000	27/10/2022
3 42 Panorama Drive, Mildura Vic 3500	\$480,000	20/03/2022

This Statement of Information was prepared on: 7 December 2022