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 Windfall Way, Mildura VIC 3500

Indicative selling price

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

range between $160,000 & $167,000

Median sale price

Median price	$185,000	Property type	Land	Suburb	Mildura
Period - From	1 Jul 2023	to	30 Jun 2024	Source	Corelogic

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 15 Highfield Drive, Mildura VIC 3500	$165,000	19/04/2024
2 37 Luckymack Way, Mildura VIC 3500	$175,000	20/11/2023
3 5 Aston Way, Mildura VIC 3500	$170,000	01/02/2024

This Statement of Information was prepared on: 22 July 2024