

# 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 7/Stage 6 Limpidi Estate, Mildura, VIC 3500

### Indicative selling price

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

Single Price \$185,000

### Median sale price

Median price \$183,500 Property Type Vacant Land Suburb Mildura (3500)

Period - From 01/01/2024 to 31/12/2024 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 |
|---------------------------------------|-----------|--------------|
| 4 MAGENTA BOULEVARD, MILDURA VIC 3500 | \$182,000 | 06/03/2024   |
| 9 HEAFT DRIVE, IRYMPLE VIC 3498       | \$187,000 | 08/01/2024   |
| 41 ELPHICKS WAY, MILDURA VIC 3500     | \$180,000 | 24/04/2024   |

This Statement of Information was prepared on: 06/01/2025