

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 763-777 Etiwanda Avenue, Mildura, VIC 3500

Indicative selling price

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

Price Range

\$163,000

&

\$179,300

Median sale price

Median price

\$182,000

Property Type

Vacant Land

Suburb

Mildura (3500)

Period - From

01/11/2023

to

31/10/2024

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
509 WALNUT AVENUE, MILDURA VIC 3500	\$179,000	29/08/2024
4 HIGHFIELD DRIVE, MILDURA VIC 3500	\$163,000	31/01/2024
16 TRISSINO DRIVE, MILDURA VIC 3500	\$175,000	26/09/2024

This Statement of Information was prepared on: 27/11/2024