

# 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

Lot 2, 1 Gardenia Street, Mildura VIC 3500

### Indicative selling price

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

Single price

\$109,000

### Median sale price

Median price

\$191,000

Property type

Land

Suburb

Mildura

Period - From

1 Mar 2024

to

28 Feb 2025

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 | \$ |  |
| 2 | \$ |  |
| 3 | \$ |  |

**OR**

**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:

4 March 2025