

# 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

22 Kedmenec Drive, Mildura VIC 3500
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### Indicative selling price

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

range between \$535,000 & \$585,000

### Median sale price

Median price \$426,500

Property type House

Suburb Mildura

Period - From 1 Jan 2023

to

31 Dec 2023

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 30 Kedmenec Drive, Mildura VIC 3500	\$565,000	24/01/2023
2 40 Springfield Drive, Mildura VIC 3500	\$587,000	29/03/2023
3 3 Bluebell Court, Mildura VIC 3500	\$550,000	29/03/2023

This Statement of Information was prepared on: 19 January 2024