

# 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

32/8 TAYLOR DRIVE 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 \$ or range between \$330,000 & \$360,000

### Median sale price

Median price \$315,250 Property type Unit Suburb Mildura

Period - From 1 Sep 2022 to 31 Aug 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
27/8 TAYLOR DRIVE MILDURA VIC 3500	\$320,000	27-Apr-22
15/8 TAYLOR DRIVE MILDURS VIC 3500	\$320,000	29-Nov-22
4/487 SAN MATEO AVENUE MILDURA VIC 3500	\$370,000	09-Jan-23

This Statement of Information was prepared on: 20 September 2023