

# 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

9 Francesca Drive, Irymple Vic 3498

### Indicative selling price

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

range between \$320,000 & \$350,000

### Median sale price

Median price \$396,500 Property type House Suburb Irymple

Period - From 1 Jun 2019 to 31 May 2020 Source Corelogic

### Comparable property sales

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 Condor Drive, Mildura Vic 3500	\$330,000	15/03/2019
2 11 Dune Drive, Mildura Vic 3500	\$335,000	16/04/2020
3 7 Daytona Court, Mildura Vic 3500	\$320,000	06/03/2019

This Statement of Information was prepared on: 16 June 2020