

## STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 14/2724 Fourteenth Street, 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 \$220,000 & \$240,000

### Median sale price

Median Unit price \$161,799

Suburb or  
locality Irymple, VIC 3498

Period - From Jul 2017 to Jun 2018

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
3/2724 Fourteenth Street, Irymple, VIC 3498	\$230,000	04/10/2017
930 Karadoc Avenue, Irymple, VIC 3498	\$240,000	27/02/2018
1 Dunning Drive, Mildura, VIC 3500	\$232,000	22/01/2018