

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 and postcode Lot 4, Stage 1 700 Sandilong Avenue, Sandilong Estate, Irymple, VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$250,000

Median sale price

Median price \$207,500 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/05/2022 to 30/04/2023 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
51 VERDI BOULEVARD, IRYMPLE VIC 3498	\$265,000	16/12/2022
30 TILLEY WAY, IRYMPLE VIC 3498	\$220,000	24/01/2022
64 SPRINGFIELD DRIVE, MILDURA VIC 3500	\$230,000	04/07/2022

This Statement of Information was prepared on: 29/05/2023