

# 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

3 Windsor Court, 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

\$885,00

&

\$970,000

### Median sale price

Median price

\$480,000

Property type

House

Suburb

Irymple

Period - From

1 May 2021

to

30 Apr 2022

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

1 147 Twelfth Street, Mildura Vic 3500	\$850,000	21/01/2022
2 14 Bene Vista Boulevard, Mildura Vic 3500	\$910,000	20/10/2021
3 17 Cambridge Terrace, Mildura Vic 3500	\$930,000	19/04/2022

This Statement of Information was prepared on: 9 May 2022