

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

3388 Benetook Avenue, Irymple Vic 3498

Indicative selling price

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

range between \$495,000

&

\$544,500

Median sale price

Median price

\$375,000

Property type

House

Suburb

Irymple

Period - From

1 Jun 2020

to

31 May 2021

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

1 304 Nineteenth Street, Irymple Vic 3498	\$490,000	22/03/2021
2 41 Sheoak Avenue, Mildura Vic 3500	\$535,000	03/02/2021
3 3279 Etiwanda Avenue, Mildura Vic 3500	\$480,000	10/04/2021

This Statement of Information was prepared on: 17 June 2021