

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 49 Belleview Drive, Irymple, VIC 3498

Indicative selling price

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

range between \$380,000 & \$418,000

Median sale price

Median House price \$295,500

Suburb or
locality Irymple, VIC 3498

Period - From Feb 2017 to Jan 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
798 Sandilong Avenue, Irymple, VIC 3498	\$393,000	05/10/2017
8 Emerald Drive, Mildura, VIC 3500	\$388,000	30/06/2017
30 Plantation Street, Mildura, VIC 3500	\$405,000	07/11/2017