

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

4 Marita Court, Irymple Vic 3498

Indicative selling price

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

range between \$475,000

&

\$522,500

Median sale price

Median price

\$437,000

Property type

House

Suburb

Irymple

Period - From

1 Sep 2020

to

31 Aug 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 7 Linney Road, Mildura Vic 3500	\$475,000	12/04/2021
2 2 Kedmenec Drive, Mildura Vic 3500	\$510,000	09/02/2021
3 4 Clancy Way, Mildura Vic 3500	\$495,000	07/04/2021

This Statement of Information was prepared on: 28 September 2021