

# 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 2/700 Sandilong Avenue, Irymple, VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$190,000

### Median sale price

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

Period - From 01/08/2022 to 31/07/2023 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
45 VERDI BOULEVARD, IRYMPLE VIC 3498	\$180,000	24/10/2022
12 TRISSINO DRIVE, MILDURA VIC 3500	\$195,000	21/12/2022
6 WATSON AVENUE, MILDURA VIC 3500	\$188,000	29/06/2023

This Statement of Information was prepared on: 07/08/2023