

# 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

1/26 Elouera Drive, 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 \$250,000 & \$275,000

### Median sale price

Median price \$269,000 Property type Unit Suburb Irymple

Period - From 1 Mar 2021 to 28 Feb 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
1/8 Batey Crescent, Mildura Vic 3500	\$266,000	18/11/2021
2/24 Settlers Drive, Mildura Vic 3500	\$275,000	21/12/2021
7/430 Etiwanda Avenue, Mildura Vic 3500	\$265,000	19/10/2021

This Statement of Information was prepared on: 29 March 2022