

STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

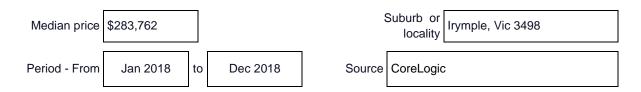
Address	
Including suburb and	1095 Sandilong Avenue, Irymple Vic 3498
postcode	

Indicative selling price

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

	0		
range between	\$365,000	&	\$400,000

Median sale price



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 3076 Etiwanda Avenue, Mildura Vic 3500	\$400,000	16/12/2017
2 146 Carwarp Avenue, Irymple Vic 3498	\$377,500	27/04/2018
3 17 Stockmans Drive, Irymple Vic 3498	\$390,000	15/02/2018

Property data source: RP Data Pty Ltd. Generated on 11 January 2019.