

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 1095 Sandilong Avenue, Irymple Vic 3498

Indicative selling price

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

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

Median sale price

Median price \$283,762

Suburb or
locality Irymple, Vic 3498

Period - From Jan 2018 to Dec 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
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