

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

2 Minter Drive, Irymple VIC 3498

Indicative selling price

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

Single price

\$185,000

Median sale price

Median price

\$176,500

Property type

Land

Suburb

Irymple

Period - From

1 Jan 2024

to

31 Dec 2024

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

Address of comparable property	Price	Date of sale
1 19 Trissino Drive, Mildura VIC 3500	\$185,000	22/11/2024
2 17 Trissino Drive, Mildura VIC 3500	\$180,000	01/02/2024
3 26 Tilley Way, Irymple VIC 3498	\$190,000	13/05/2024

OR

~~**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31 January 2025
