

# 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

427 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)

range between \$325,000

&

\$355,000

### Median sale price

Median price

\$425,000

Property type

House

Suburb

Irymple

Period - From

1 Jan 2021

to

31 Dec 2021

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 2799 Eleventh Street, Irymple Vic 3498	\$330,000	30/09/2021
2 770 Karadoc Avenue, Irymple Vic 3498	\$330,000	01/10/2021
3 19 Barry Avenue, Mildura Vic 3500	\$310,000	27/10/2021

This Statement of Information was prepared on: 10 January 2022