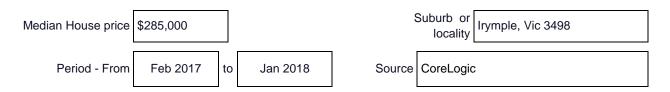


# STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

# Property offered for sale Address Including suburb and 3 Elms Street, Irymple Vic 3498 postcode Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting range between \$245,000 & \$269.500 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
24 Wilkie Drive, Irymple VIC 3498	\$250,000	06/07/2017
5 Robyn Court, Irymple VIC 3498	\$270,000	18/10/2017
34 Wilkie Drive, Irymple VIC 3498	\$290,000	17/06/2017

Property data source: RP Data Pty Ltd. Generated on 26 February 2018.