

# 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

10/803-805 Irymple Avenue, Irymple VIC 3498
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between 

\$330,000
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 & 

\$363,000
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### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF(2)(b) of the *Estate Agents Act 1980*.

### 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
1 13/8 Taylor Drive, Mildura VIC 3500	\$362,500	06/09/2024
2 32/8 Taylor Drive, Mildura VIC 3500	\$365,000	12/10/2024
3 1a Francesca Drive, Irymple VIC 3498	\$350,000	09/03/2024

**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: 

19 September 2024
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