



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**20 Murphys Road,  
WALPEUP 3507**

House

  
2 beds

  
1 baths

  
1 parking

### Indicative selling price

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

**Range \$67,000 - \$73,000**

### Median sale price

**Not provided**

### 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 the most comparable to the property for sale.

**20 Murphys Road,**  
Walpeup 3507

**Price \$67,000** Sold 03  
October 2017

**5 Cregan Street,**  
Walpeup 3507

**Price \$72,000** Sold 21 August  
2017

**26 Murphys Road,**  
Walpeup 3507

**Price \$85,000** Sold 14  
December 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

#### Burns & Co

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Mildura VIC 3500

#### Contact agents

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**Burns & Co**