



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**31 Francesca Drive,
IRYMPLE 3498**

House

4 beds

2 baths

2 parking

Indicative selling price

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

Range \$395,000 - \$420,000

Median sale price

Median **House** for **IRYMPLE** for period **Feb 2019 - Mar 2019**

Sourced from **RP Data**.

\$330,000

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.

4 Karingal Court,
Irymple 3498

Price \$350,000 Sold 02
November 2018

2164 fifteenth Street,
Irymple 3498

Price \$390,000 Sold 30
April 2018

25 Wilkie Drive,
Irymple 3498

Price \$395,000 Sold 22 May
2018

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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Contact agents

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