

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
postcode 8 Wilkie Drive, Irymple Vic 3498

Indicative selling price

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

range between \$255,000 & \$280,000

Median sale price

Median price \$285,525

Suburb or
locality Irymple Vic 3498

Period - From Nov 2017 to Oct 2018

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 3 Ems Street, Irymple Vic 3498 | \$263,000 | 09/03/2018 |
| 2 2 Wilkie Drive, Irymple Vic 3498 | \$280,000 | 27/02/2017 |
| 3 24 Wilkie Drive, Irymple Vic 3498 | \$250,000 | 06/07/2017 |