

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

7 John Court, Irymple Vic 3498

Indicative selling price

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

range between \$240,000

&

\$260,000

Median sale price

Median price

\$356,500

Property type

House

Suburb

Irymple, Vic 3498

Period - From

1 Dec 2018

to

30 Nov 2019

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 2838 Fourteenth Street, Irymple Vic 3498	\$222,500	12/02/2019
2 89 Eleventh Street, Mildura Vic 3500	\$220,000	26/02/2019
3 377 Etiwanda Avenue, Mildura Vic 3500	\$210,000	19/07/2019

This Statement of Information was prepared on: 2 December 2019