

## 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 955 Koorlong Avenue, Irymple Vic 3498

### Indicative selling price

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

range between \$580,000 & \$630,000

### Median sale price

Median house price \$310,000

Suburb or  
locality Irymple Vic 3498

Period - From Apr 2018 to Mar 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 7 Angel Grove, Irymple Vic 3498	\$630,000	30/05/2018
2 906 Seventeenth Street, Mildura Vic 3500	\$630,000	06/10/2018
3 2941 Fourteenth Street, Irymple Vic 349/8	\$600,000	16/06/2018