

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

641 Koorlong Avenue, Irymple Vic 3498

Indicative selling price

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

range between \$320,000

&

\$350,000

Median sale price

Median price

\$440,000

Property type

House

Suburb

Irymple

Period - From

1 Apr 2021

to

31 Mar 2022

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 Noyce Court, Mildura Vic 3500	\$345,500	24/09/2021
2 15 James Cook Drive, Mildura Vic 3500	\$340,000	09/12/2021
3 1 Sturt Court, Mildura Vic 3500	\$340,000	21/10/2021

This Statement of Information was prepared on: 7 April 2022