

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 and
postcode

1064-1068 Cowra Avenue Irymple VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$775,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,500

Property type

House

Suburb

Irymple

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

2 Champagne Court Irymple VIC 3498	\$855,000	15-Oct-20
20 Jubilee Drive Mildura VIC 3500	\$795,000	06-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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2 Champagne Court Irymple VIC 3498

Sold Price **\$855,000** Sold Date **15-Oct-20**

 4
  2
  2

Distance **2.83km**



20 Jubilee Drive Mildura VIC 3500

Sold Price **\$795,000** Sold Date **06-Jul-21**

 4
  2
  2

Distance **4.17km**

RS = Recent sale **UN** = Undisclosed Sale

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