

# 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

551 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)

Single price \$ or range between \$680,000 & \$ 745,000

### Median sale price

Median price \$468,750 Property type House Suburb Irymple

Period - From 1 May 2021 to 30 Apr 2022 Source Corelogic

### Comparable property sales

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
1. 4 Heritage Court, Irymple	\$ 685,000	07/12/2021
2. 13 Tireel Drive, Nichols Point	\$ 710,000	21/12/2021
3. 10 Rusticana Court, Mildura	\$ 760,500	23/02/2022

This Statement of Information was prepared on: 26 May 2022