

Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb or locality and postcode

3 YSONDE AVENUE, IRYMPLE VIC 3498

Indicative selling price

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

Range between &

Median sale price

Median price House Suburb or locality

Period - From to Source

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 3101 FOURTEENTH ST, IRYMPLE, VIC 3498	\$550,000	24/11/2018
2 17 BENE VISTA BVD, MILDURA, VIC 3500	\$540,000	10/09/2018
3 DESERT LILY CRT, MILDURA, VIC 3500	\$536,000	19/12/2017