



25 Madden Avenue Mildura  
PO Box 5095 Mildura Vic 3502  
t 03 5022 9200  
e info@trem.com.au  
w tierneyrealestatemildura.com.au

Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301  
ACN 169 960 301 J.M. Grogan Licensed Estate Agent

## 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

156 BELAR AVENUE, IRYMPLE VIC 3498

### Indicative selling price

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

Range between

\$585,000

&

\$640,000

### Median sale price

Median price

\$310,000

House



Suburb  
or locality

Irymple Vic 3498

Period - From

01/03/2018

to

01/03/2019

Source

<https://www.realestate.com.au/neighbourhoods/>

### 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 2941 FOURTEENTH ST, IRYMPLE, VIC 3498	\$600,000	16/06/2018
2 2830 ELEVENTH ST, NICHOLS POINT, VIC 3501	\$600,000	09/11/2018
3 144 FIFTH ST, NICHOLS POINT, VIC 3501	\$615,000	01/03/2019