

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

794 Sandilong 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$360,100

Property type

House

Suburb

Irymple

Period-from

01 Feb 2019

to

31 Jan 2020

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

5 Springfield Drive Mildura VIC 3500	\$425,000	13-Nov-19
9 Dockside Drive Mildura VIC 3500	\$440,000	14-Aug-19
2 Kensington Court Irymple VIC 3498	\$421,000	18-Sep-19

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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Ben Ridley
P 03 50212200
M 0407 830 970
E bridley@collieandtierney.com.au



5 Springfield Drive Mildura VIC 3500

3 2 2

Sold Price **\$425,000** Sold Date **13-Nov-19**

Distance **1.94km**



9 Dockside Drive Mildura VIC 3500

3 2 2

Sold Price **\$440,000** Sold Date **14-Aug-19**

Distance **4.73km**



2 Kensington Court Irymple VIC 3498

3 2 2

Sold Price **\$421,000** Sold Date **18-Sep-19**

Distance **0.16km**

RS = Recent sale UN = Undisclosed Sale

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