

# 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

427 Sandilong Avenue, Irymple

### Indicative selling price

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

Single price \$\* or range between \$\*105,000 & \$110,000

### Median sale price

Median price

\$330,000

Property type

HOUSE

Suburb

IRYMPLE

Period - From

11/02/19

to

5/08/19

Source

Property Data Solutions PTY LTD

### Comparable property sales

**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.

This Statement of Information was prepared on: 4/12/19