

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

2784 FOURTEENTH STREET 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

\$399,000

&

\$438,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,750

Property type

House

Suburb

Irymple

Period-from

01 May 2021

to

30 Apr 2022

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

1 REISLING COURT MILDURA VIC 3500	\$400,000	30-Mar-22
28 BOOMERANG COURT MILDURA VIC 3500	\$430,000	13-Apr-22
92 ELLSWOOD CRESCENT MILDURA VIC 3500	\$371,000	14-Dec-21

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.

This Statement of Information was prepared on: 20 May 2022



Lyle Massey

M 0418505507

E lmassey@collieandtierney.com.au



1 REISLING COURT MILDURA VIC 3500

Sold Price

\$400,000

Sold Date

30-Mar-22



4



2



2

Distance

1.94km



28 BOOMERANG COURT MILDURA VIC 3500

Sold Price

^{RS} **\$430,000**

Sold Date

13-Apr-22



4



2



2

Distance

2.45km



92 ELLSWOOD CRESCENT MILDURA VIC 3500

Sold Price

\$371,000

Sold Date

14-Dec-21



4



2



2

Distance

2.36km

RS = Recent sale

UN = Undisclosed Sale

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