

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

9212 Calder Highway, Irymple VIC 3498

Indicative selling price

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

range between

\$375,000

&

\$410,000

Median sale price

Median price

\$490,100

Property type

House

Suburb

Irymple

Period - From

1 Aug 2023

to

31 Jul 2024

Source

Corelogic

Comparable property sales

~~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
1 240 Dewry Avenue, Irymple VIC 3498	\$415,000	18/09/2021
2 709 Walnut Avenue, Mildura VIC 3500	\$420,000	31/07/2023
3 87 Coorong Avenue, Irymple VIC 3498	\$440,000	09/02/2021

~~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: 28 August 2024