

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

856 Cowra Avenue, Irymple Vic 3498

Indicative selling price

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

range between

\$720,000

&

\$790,000

Median sale price

Median price

\$455,000

Property type

House

Suburb

Irymple

Period - From

1 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales

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:

23 January 2023