

# 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 Lot 3, Stage 1 700 Sandilong Avenue, Sandilong Estate, Irymple, VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price \$240,000

### Median sale price

Median price \$209,500 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/08/2022 to 31/07/2023 Source Corelogic

### Comparable property sales

A These are two 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
64 SPRINGFIELD DRIVE, MILDURA VIC 3500	\$230,000	07/07/2022
592 ETIWANDA AVENUE, MILDURA VIC 3500	\$237,000	02/09/2022

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: 25/08/2023