

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

5 Robyn Court, Irymple, VIC 3498

Indicative selling price

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

range between

\$250,000

&

\$275,000

Median sale price

Median house price

\$290,000

Suburb or
locality

Irymple

Period - From

01 April 2016

to

31 March 2017

Source

Property Data Solutions Pty Ltd 2017
www.pricefinder.com.au

Comparable property sales

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
21 Chardonnay Drive, Mildura, VIC 3500	\$275,000	02/03/2017
793 Irymple Avenue, Irymple, VIC 3498	\$264,000	25/10/2016
32 Elouera Drive, Irymple, VIC 3498	\$262,500	13/06/2017