

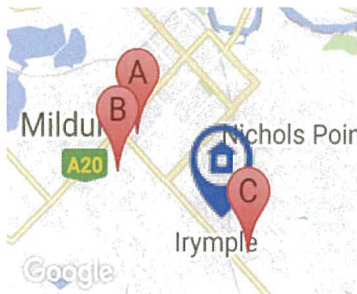
STATEMENT OF INFORMATION



5 FRANCESCA DRIVE, IRYMPLE, VIC 3498  4  2  2

Indicative Selling Price
\$379,000

SUBURB MEDIAN



IRYMPLE, VIC, 3498

Suburb Median Sale Price (House)
\$289,000

12 Months ending Mar '17

Provided by:  pricefinder

COMPARABLE PROPERTIES



13 VINELEAF ST, MILDURA, VIC 3500  3  2  2

Sale Price
\$360,000

Sale Date: 02/05/2016

Distance from Property: 3.3km



8 TARRANGO DR, MILDURA, VIC 3500  4  2  2

Sale Price
***\$375,000**

Sale Date: 20/03/2017

Distance from Property: 3.2km



4 NYORA CT, IRYMPLE, VIC 3498  4  2  4

Sale Price
\$380,000

Sale Date: 10/11/2016

Distance from Property: 1.2km



This report has been compiled on 08/05/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 &

Median sale price

(*Delete house or unit as applicable)

Median price *House ☒ *unit ☐ Suburb or locality
Period - From to Source

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 8 TARRANGO DRIVE, MILDURA VIC 3500	\$375,000	20.03.2017
2- 4 NYORA COURT, IRYMPLE VIC 3498	\$380,000	10.11.2016
3- 13 VINELEAF STREET, MILDURA VIC 3500	\$360,000	02.05.2016

OR

B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.
Or 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*.

(*Delete as applicable)