

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

1058-1062 Cowra Avenue, Irymple VIC 3498

Indicative selling price

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

range between \$635,000 & \$695,000

Median sale price

Median price \$567,500 Property type House Suburb Irymple

Period - From 1 Apr 2024 to 31 Mar 2025 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 1066-1070 Benetook Avenue, Mildura VIC 3500	\$670,000	05/10/2024
2 946 Koorlong Avenue, Irymple VIC 3498	\$664,940	10/10/2024
3 5 Sovereign Court, Mildura VIC 3500	\$640,000	30/10/2024

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: 14 April 2025