

## Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

### Indicative selling price

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

Price range \$540,000-\$590,000

### Median sale price

Median price \$305,500

House



Suburb  
or locality Irymple

Period - From 01/07/2016 to 31/07/2017

Source <https://www.realestate.com.au/neighbourhoods/irymple-3498-vic>

### Comparable property sales

These are the three properties sold within two 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 2983 Sixteenth Street, Irymple	\$520,000	22/05/2016
2 202 Walnut Avenue, Mildura	\$541,000	11/03/2017
3 1 Heritage Court, Irymple	\$550,000	10/05/2017