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Tierney Real Estate Mildura Pty Ltd ABN 59 169 960 301 ACN 169 960 301 J.M. Grogan Licensed Estate Agent

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

	Range b	petween \$430	0,000	&	\$470,000			
Median sale price								
Median price	\$310,000	House	✓	Subi or locc	urb ality Irymple			
Period - From	01/02/2017	to 05/02/20	018	Source https rymp	://www.realesta le-3498-vic	te.com.au/neighbourhoods/i		

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 3005 Fourteenth Street, Irymple	\$430,000	19/04/2017
2 729 Karadoc Avenue, Irymple	\$455,000	10/06/2016
3 177 Koorlong Avenue, Irymple	\$480,000	17/05/2016