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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	etween	\$330,000	&		\$360,000	
Median sale	price						
Median price	\$290,000	Hous	se 🗸	O	Subu loca	lity Irymple	
Period - From	01/07/2016	to 31/	07/2017	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 23 NEWTON AVE, IRYMPLE, VIC 3498	\$345,000	04/03/2017
2 16 KOSSMAN CRT, IRYMPLE, VIC 3498	\$330,000	31/10/2016
3 1174 COWRA AVE, IRYMPLE, VIC 3498	\$341,500	21/06/2016