

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 256 Morpung Avenue, IRYMPLE 3498

House



3 beds



1 baths



3 parking

## Indicative selling price

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

**Range from \$ 268,000 - \$ 294,800**

## Median sale price

Median **House** for **IRYMPLE** for period **Jul 2016 - Jun 2017**

Sourced from **Pricefinder**.

**\$ 294,500**

## Comparable property sales

These are the three properties sold within five kilo metres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**3128 Fifteenth Street,** Price **\$ 320,000** Sold 28 February 2017  
Irymple 3498

**701 Sandilong Avenue,** Price **\$ 292,000** Sold 21 May 2016  
Irymple 3498

**32 Laurel Avenue,** Price **\$ 298,000** Sold 21 April 2016  
Nichols Point 3501

## Contact agents

 **Craig Kerr**  
Ray White

(03) 50219 500  
0427 700 450

[craig.kerr@raywhite.com](mailto:craig.kerr@raywhite.com)



**Ray White Mildura**

152A Ninth Street,  
Mildura VIC 3500

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.