

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/12 Caffrey Court, Irymple, VIC 3498

Indicative selling price

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

range between \$195,000 & \$214,500

Median sale price

Median Unit price \$180,000

Suburb or
locality Irymple, VIC 3498

Period - From 01 July 2016 to 30 June 2017

Source Property Data Solutions Pty Ltd 2017
www.pricerfinder.com.au

Comparable property sales

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
1/22 Le Pedeleure Avenue, Mildura, VIC 3500	\$214,000	24/08/2017
1/259 Walnut Avenue, Mildura, VIC 3500	\$197,000	24/02/2017
1/12 Caffrey Court, Irymple, VIC 3498	\$210,000	11/11/2016