



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 3/2724 Fourteenth Street, IRYMPLE 3498

### Indicative selling price

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

**Range \$230,000 - \$253,000**

### Median sale price

Median **House** for **IRYMPLE** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

**\$370,050**

### 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.

<b>6/2724 Fourteenth Street,</b> Irymple 3498	Price <b>\$236,000</b> Sold 20 July 2019
<b>498 Etiwanda Avenue,</b> Irymple 3498	Price <b>\$245,300</b> Sold 17 December 2018
<b>13/2724 Fourteenth Street,</b> Irymple 3498	Price <b>\$235,000</b> Sold 08 July 2018

This Statement of Information was prepared on 9th Oct 2019

### Additional Information

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.

#### Ray White Mildura

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#### Contact agents



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