

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 879 Cureton Avenue, IRYMPLE 3498

HOUSE



3 beds



2 baths



4 parking

### Indicative selling price

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

**Single price \$410,000**

### Median sale price

Median **HOUSE** for **IRYMPLE** for period **Sep 2019 - Sep 2019**

Sourced from **Home Track Australia**.

**\$360,000**

### Comparable property sales

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

**875 Cureton Avenue,**  
Irymple 3498

Price **\$400,000** Sold 27 July  
2019

**605 Cureton Avenue,**  
Nichols Point 3501

Price **\$480,000** Sold 21  
March 2019

**709 Cureton Avenue,**  
Nichols Point 3501

Price **\$403,000** Sold 16  
January 2019

This Statement of Information was prepared on 1st 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 Home Track Australia.

### Burns & Co

107 Eighth Street,  
Mildura VIC 3500

### Contact agents

 Ian Miers

03 5023 5000  
0428 586 205

[ian@burnsandco.com.au](mailto:ian@burnsandco.com.au)

**Burns & Co**