



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**5 Elms Street,  
IRYMPLE 3498**

House



3 beds



1 baths



2 parking

### Indicative selling price

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

**Range \$265,000 - \$291,000**

### Median sale price

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

Sourced from **Pricefinder**.

**\$380,000**

### Comparable property sales

These are the three properties sold within two kilometres 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.

**9 Wilkie Drive,**  
Irymple 3498

Price **\$270,000** Sold 12 July  
2019

**11 Verdi Boulevard,**  
Irymple 3498

Price **\$525,000** Sold 03 July  
2019

**402 Irymple Avenue,**  
Nichols Point 3501

Price **\$635,000** Sold 23  
September 2019

This Statement of Information was prepared on 4th Dec 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.

#### PRDnationwide Mildura

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#### Contact agents



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