

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

58 Euston Avenue Irymple VIC 3498

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$260,000

or range  
between

&amp;

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

\*House

\*Unit

Suburb

Irymple

Period-from

01 Mar 2018

to

28 Feb 2019

Source

Corelogic

## Comparable property sales (\*Delete A or B below as applicable)

**A\*** ~~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 most comparable to the property for sale.~~

Address of comparable property

Price

Date of sale

1083-1103 Sandilong Avenue Irymple VIC 3498	\$525,000	10-Nov-17
814 San Mateo Avenue Mildura VIC 3500	\$151,000	06-Sep-18

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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**1083-1103 Sandilong Avenue  
Irymple VIC 3498**

 3  1  2

Sold Price **\$525,000** Sold Date **10-Nov-17**

Distance **1.85km**



**814 San Mateo Avenue Mildura VIC  
3500**

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Sold Price **\$151,000** Sold Date **06-Sep-18**

Distance **4.31km**

RS = Recent sale      UN = Undisclosed Sale

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