

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### 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)

	range between	\$255,000	&	\$275,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median price	\$314,595	*House	X	*unit		Suburb or locality	IRYMPLE
Period - From	01.01.2017	to	31.12.2017	Source	PRICEFINDER		

#### Comparable property sales

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/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- 214 WESTCLIFFS AVENUE, CARDROSS VIC 3496	\$320,000	02.03.2017
2- 222 WOORLONG AVENUE, RED CLIFFS VIC 3496	\$255,000	27.02.2018
3- 102 NINETEENTH STREET, IRYMPLE VIC 3496	\$282,500	24.03.2017