

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
(*Delete single price or range as applicable)

Single price \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$310,000

*House X

*unit

Suburb or locality IRYMPLE

Period - From 01.07.2017 to 30.06.2018

Source PRICEFINDER

Comparable property sales

A* These are the three properties sold within five kilometres of the property for sale in the last 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 – 17 CARRINGTON DRIVE, IRYMPLE VIC 3498	\$640,000	15.11.2017
2 – 1 HERITAGE COURT, IRYMPLE VIC 3498	\$550,000	10.05.2017
3 – 10 TOORAK DRIVE, IRYMPLE VIC 3498	\$507,500	25.07.2018