

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 646-660 Karadoc Avenue, Irymple, VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$500,000 & \$550,000

Median sale price

Median house price \$310,000

Suburb or
locality Irymple, VIC 3498

Period - From 01 Oct 2016 to 30 Sept 2017

Source Property Data Solutions Pty Ltd 2017
www.pricefinder.com.au

Comparable property sales

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
221 Koorlong Avenue, Nichols Point, VIC 3501	\$480,000	November 2016
1 Colonial Court, Irymple, VIC 3498	\$490,000	August 2017
3 Heritage Court, Irymple, VIC 3498	\$505,000	July 2017