

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 or locality and postcode

739 – 749 IRYMPLE AVENUE, IRYMPLE VIC 3498

Indicative selling price

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

Single price

\$125,000

\$129,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$97,500

*House

Land

X

Suburb
or locality

IRYMPLE

Period - From

01.10.2016

to

30.09.2017

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- 1 VERDI BOULEVARD, IRYMPLE VIC 3498	\$130,000	26.07.17
2- 14 TOORAK DRIVE, IRYMPLE VIC 3498	\$135,000	01.12.16
3- 10 TOORAK DRIVE, IRYMPLE VIC 3498	\$130,000	24.06.16