



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**891 Karadoc Avenue,
IRYMPLE 3498**

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$370,000 - \$390,000

Median sale price

Median **House** for **IRYMPLE** for period **Feb 2019 - Aug 2019**

Sourced from **Property Data Solutions Pty Ltd**.

\$330,000

Comparable property sales

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 the most comparable to the property for sale.

**1/7 Francesca Drive ,
Irymple 3498**

Price \$270,000 Sold 08 April
2019

**11 Verdi Boulevard,
Irymple 3498**

Price \$525,000 Sold 03 July
2019

**759 Karadoc Avenue,
Irymple 3498**

Price \$307,000 Sold 17 May
2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Property Data Solutions Pty Ltd.

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Contact agents



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