

## 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 3 Heritage Court, Irymple, VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$490,000 & \$530,000

### Median sale price

Median house price \$290,000

Suburb or  
locality Irymple, VIC, 3498

Period - From 01 April 2016 to 31 March 2017

Source Property Data Solutions Pty Ltd 2017  
[www.pricefinder.com.au](http://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
1 Heritage Court, Irymple, VIC 3498	\$550,000	15/05/2017
398 Karadoc Avenue, Nichols Point, VIC 3501	\$480,000	20/12/2016
18 Stockmans Drive, Irymple, VIC 3498	\$485,000	27/11/2016