

# Statement of Information

## Single residential property

Sections 47AF of the Estate Agents Act 1980

### Indicative selling price

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

Range between  &

### Median sale price

Median price  House  Suburb or locality   
 Period - From  to  Source

### Comparable property sales/

These are the three properties sold within two 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
1 608 COWRA AVE, IRYMPLE, VIC 3498	\$255,000	12/09/2016
2 10 WILKIE DR, IRYMPLE, VIC 3498	\$250,000	02/09/2016
3 3 CARINA CL, IRYMPLE, VIC 3498	\$250,000	25/06/2016