

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

601-603 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

or range
between

\$295,000

&

\$324,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

House

Suburb

Irymple

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

759 Karadoc Avenue Irymple VIC 3498	\$307,000	17-May-19
2778 Fourteenth Street Irymple VIC 3498	\$315,000	26-Mar-20
1067 Karadoc Avenue Irymple VIC 3498	\$280,000	31-Jul-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 22 July 2020



first
national
REAL ESTATE

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759 Karadoc Avenue Irymple VIC 3498

Sold Price

\$307,000

Sold Date

17-May-19

3 1 2

Distance

1.37km



2778 Fourteenth Street Irymple VIC 3498

Sold Price

\$315,000

Sold Date

26-Mar-20

4 1 2

Distance

1.85km



1067 Karadoc Avenue Irymple VIC 3498

Sold Price

\$280,000

Sold Date

31-Jul-19

3 1 1

Distance

3.02km

RS = Recent sale

UN = Undisclosed Sale

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