

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 or
locality and postcode

755 Karadoc Avenue, Irymple VIC 3498

Indicative selling price

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

range between

\$325,000

&

\$357,500

Median sale price

Median price

\$491,250

Property type

House

Suburb

Irymple

Period - From

1 Oct 2022

to

30 Sept 2023

Source

Corelogic

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 12 Elouera Drive, Irymple VIC 3498	\$370,000	09/09/2022
2 2 Hassell Court, Irymple VIC 3498	\$377,000	27/06/2023
3 850 Koorlong Avenue, Irymple VIC 3498	\$350,000	16/12/2022

This Statement of Information was prepared on:

11 October 2023