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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

670 Koorlong Avenue, Irymple Vic 3498
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### Indicative selling price

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

range between

\$270,000
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 & 

\$295,000
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### Median sale price

Median house price

\$310,000
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Suburb or  
locality

Irymple Vic 3498
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Period - From

Feb 2018
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 to 

Jan 2019
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Source

CoreLogic
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### Comparable property sales

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.