

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
(*Delete single price or range as applicable)

\$145,000

Median sale price

(*Delete house or unit as applicable)

Median price \$140,000

*Land ☒

*unit ☐

Suburb
or locality Irymple

Period - From 01.07.2017 to 30.06.2018

Source PRICEFINDER

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 – 20 Moonlight Crt, Irymple, Vic	\$140,000	08.01.2018
2 – 5 Pianta Pde, Irymple, Vic	\$140,000	26.03.2018
3 - 4 Eaton Crt, Irymple, Vic	\$145,000	18.06.2018