

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)

	range between	\$365,000	&	\$400,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$314,797	*House	X	*unit		Suburb or locality	IRYMPLE
Period - From	01.01.2017	to	31.12.2017	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- 3234 SIXTEENTH STREET, IRYMPLE VIC 3498	\$385,000	04.02.2017
2- 3094 SIXTEENTH STREET, IRYMPLE VIC 3498	\$345,000	07.02.2018
3- 49 MCCracken STREET, IRYMPLE VIC 3498	\$385,000	22.02.2017