

Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
 Including suburb or
 locality and
 postcode

1068 Karadoc Avenue, Irymple Vic 3498

Indicative selling price

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

Range between

\$430,000

&

\$450,000

Median sale price

Median price

Not
 available

House



Suburb
 or locality

Irymple Vic 3498

Period - From

30/03/18

to

30/04/2019

Source

<https://www.realestate.com.au/neighbourhoods/>

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
1 246 Morpung Ave, Irymple	\$437,500	31/10/2018
2 916 Koorlong Ave, Irymple	\$430,000	29/03/2018
3 246 Coorong Ave, Irymple	\$445,000	24/10/2018