

## Statement of Information

### Single residential property

#### Sections 47AF of the Estate Agents Act 1980

#### Indicative selling price

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

Single price

#### Median sale price

Median price  House ☒ Suburb or locality   
Period - From  to  Source

>>If there is no published median price<< and you are unable to calculate a median price, include the following note **DELETE IF NOT APPLICABLE** >>

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

#### 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 10 Toorak Drive, Irymple, Vic, 3498	\$507,000	25.07.2018
2 1 Colonial Court, Irymple, Vic, 3498	\$490,000	4.08.2017
3 3 Heritage Court, Irymple	\$505,000	07.07.2017

>>If no comparables<< **DELETE IF NOT APPLICABLE** >>

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.