

## STATEMENT OF INFORMATION

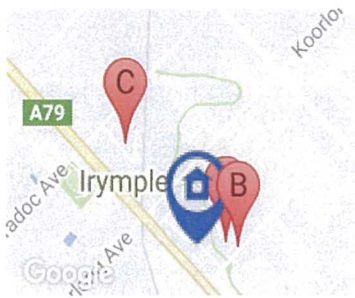


24 WILKIE DRIVE, IRYMPLE, VIC 3498

 3  2  2

Indicative Selling Price  
**\$245,000 to \$265,000**

## SUBURB MEDIAN



IRYMPLE, VIC, 3498

Suburb Median Sale Price (House)  
**\$288,000**

12 Months ending Mar '17

Provided by: 

## COMPARABLE PROPERTIES



1 COLOMBARD CRT, IRYMPLE, VIC 3498

 3  2  2

Sale Price  
**\$290,000**

Sale Date: 03/11/2016

Distance from Property: 210m



793 IRYMPLE AVE, IRYMPLE, VIC 3498

 3  2  2

Sale Price  
**\$264,000**

Sale Date: 25/10/2016

Distance from Property: 294m



40 BELLEVIEW DR, IRYMPLE, VIC 3498

 3  2  2

Sale Price  
**\$328,000**

Sale Date: 03/06/2016

Distance from Property: 849m



This report has been compiled on 05/05/2017 by Roccisano Property Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## 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](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price \$  or range between  &

#### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House ☒ \*unit ☐ Suburb or locality   
Period - From  to  Source

#### Comparable property sales (\*Delete A or B below as applicable)

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- 1 COLOMBARD COURT, IRYMPLE VIC 3498	\$290,000	03.11.2016
2- 793 IRYMPLE AVENUE, IRYMPLE VIC 3498	\$264,000	25.10.2016
3- 40 BELLEVIEW DRIVE, IRYMPLE VIC 3498	\$328,000	03.06.2016

OR

B\* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months\*.  
**Or** 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\*.

(\*Delete as applicable)