

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)

Single \$130,000

Median sale price

(*Delete house or unit as applicable)

Median price \$140,000

Land X

Suburb
or locality Irymple

Period - From 01.10.17 to 30.09.2018

Source PRICEFINDER

Comparable property sales

A* 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 – 9 Peaceful Crt, Irymple	\$135,000	21.8.18
2 – 11 Peaceful Crt, Irymple	\$135,000	17.9.18
3 – 15 Verdi Bvd, Irymple	\$135,000	20.9.18