

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

Range between &

Median sale price

Median price House Suburb or locality
 Period - From to Source

Comparable property sales

These are the three properties sold within two 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 23 NEWTON AVE, IRYMPLE, VIC 3498	\$345,000	04/03/2017
2 16 KOSSMAN CRT, IRYMPLE, VIC 3498	\$330,000	31/10/2016
3 1174 COWRA AVE, IRYMPLE, VIC 3498	\$341,500	21/06/2016