

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

971 Karadoc Avenue, Irymple Vic 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$310,000

&

\$340,000

### Median sale price

Median price

\$345,000

Property type

House

Suburb

Irymple

Period - From

1 Dec 2019

to

30 Nov 2020

Source

Corelogic

### 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 6 Robyn Court, Irymple Vic 3498	\$305,000	29/04/2020
2 5 Elms Street, Irymple Vic 3498	\$290,000	12/12/2019
3 819 Irymple Avenue, Irymple Vic 3498	\$321,000	11/11/2019

This Statement of Information was prepared on: 2 December 2020