

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

246 Morpung Avenue, Irymple VIC 3498

Indicative selling price

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

range between \$599,000 & \$658,900

Median sale price

Median price

\$520,000

Property type

House

Suburb

Irymple

Period - From

1 Jan 2023

to

31 Dec 2023

Source

Corelogic

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
1 810 Karadoc Avenue, Irymple VIC 3498	\$665,000	13/04/2023
2 842 Koorlong Avenue, Irymple VIC 3498	\$652,000	20/01/2023
3 124 Cureton Avenue, Nichols Point VIC 3501	\$640,000	15/03/2023

This Statement of Information was prepared on: 22 January 2024