

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 and
postcode

307 MORPUNG AVENUE IRYMPLE VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,300

Property type

House

Suburb

Irymple

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

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

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

558 COWRA AVENUE IRYMPLE VIC 3498	\$560,000	28-Feb-22
8 MORPUNG AVENUE NICHOLS POINT VIC 3501	\$500,000	01-Apr-22
1052 CURETON AVENUE IRYMPLE VIC 3498	\$595,000	02-Mar-22

OR

B* ~~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.~~

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558 COWRA AVENUE IRYMPLE VIC 3498 Sold Price **\$560,000** Sold Date **28-Feb-22**

3 1 2

Distance **3.54km**



8 MORPUNG AVENUE NICHOLS POINT VIC 3501 Sold Price **\$500,000** Sold Date **01-Apr-22**

3 1 -

Distance **3.05km**



1052 CURETON AVENUE IRYMPLE VIC 3498 Sold Price **\$595,000** Sold Date **02-Mar-22**

4 1 2

Distance **2.92km**

RS = Recent sale

UN = Undisclosed Sale

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