

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2809 Fourteenth Street, Irymple, Vic 3498

Indicative selling price

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

Single price \$135000 or range between \$ & \$

Median sale price

Median price \$ Property type Vacant Land Suburb Irymple
Period From to Source

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 743 Irymple Avenue, Irymple	\$145,000	20/1/21
2. 1/939 Karadoc Avenue, Irymple	\$135,000	24/11/20
3. 2076 Fifteenth Street, Irymple	\$145,000	13/11/20

This Statement of Information was prepared on: 8/6/21