

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Indicative selling price

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

Single price \$129,000

\$

&

\$

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$97,500

\*House

Land

X

Suburb  
or locality

IRYMPLE

Period - From 01.10.16

30.09.17

Source

PRICEFINDER

#### Comparable property sales

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/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- 1 VERDI BOULEVARD, IRYMPLE VIC 3498	\$130,000	26.07.17
2- 14 TOORAK DRIVE, IRYMPLE VIC 3498	\$135,000	01.12.16
3- 10 TOORAK DRIVE, IRYMPLE VIC 3498	\$130,000	24.06.16