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## STATEMENT OF INFORMATION

# Single residential property located outside the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

8 John Court, Irymple, VIC 3498
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### Indicative selling price

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

range between

\$220,000
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&

\$240,000
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### Median sale price

Median House price

\$295,000
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Suburb or  
locality

Irymple, VIC 3498
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Period - From

Jan 2017
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to

Dec 2017
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Source

CoreLogic
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### 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
32 Elouera Drive, Irymple, VIC 3498	\$262,500	22/06/2017
8 Jessie Court, Irymple, VIC 3498	\$230,000	07/07/2017
32 Belleview Drive, Irymple, VIC 3498	\$250,000	08/06/2016