

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

(*Delete single price or range as applicable)

	range between	\$155,000	&	\$165,000
--	---------------	-----------	---	-----------

Median sale price

(*Delete house or unit as applicable)

Median price	\$310,000	*House	x	*unit		Suburb or locality	IRYMPLE
Period - From	1/7/16	To	30/6/17	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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1- 618 SANDILONG AVE, IRYMPLE	\$215,000	20/4/17
2- 2802 FOURTEENTH ST, IRYMPLE	\$182,500	19/11/16
3- 11 HASSELL ST, IRYMPLE	\$215,111	23/6/16