



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**224 Morpung Avenue,
IRYMPLE 3498**

Indicative selling price

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

Range \$285,000 - \$310,000

Median sale price

Median for **IRYMPLE** for period **Aug 2018 - Jul 2019**

Sourced from **RP Data**.

\$351,000

Comparable property sales

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 the most comparable to the property for sale.

759 Karadoc Avenue,
Irymple 3498

Price \$307,000 Sold 17 May
2019

622-632 Cowra Avenue,
Irymple 3498

Price \$322,000 Sold 24
October 2019

2800 Fourteenth Street,
Irymple 3498

Price \$305,000 Sold 17
September 2019

This Statement of Information was prepared on 19th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

Burns & Co

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Contact agents

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