

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

825 Karadoc Avenue, Irymple Vic 3498

Indicative selling price

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

range between \$470,000

&

\$510,000

Median sale price

Median price

\$356,500

Property type

House

Suburb

Irymple

Period - From

1 Sep 2019

to

31 Aug 2020

Source

Corelogic

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

1 220 Morpung Avenue, Irymple Vic 3498	\$490,000	23/07/2020
2 3257 Fourteenth Street, Irymple Vic 3498	\$440,000	12/08/2019
3 674 Cureton Avenue, Nichols Point Vic 3501	\$530,000	05/07/2019

This Statement of Information was prepared on: 18 September 2020