

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 9316 Calder Highway, Irymple Vic 3498

Indicative selling price

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

range between \$655,000 & \$720,000

Median sale price

Median house price \$270,000

Suburb or
locality Irymple Vic 3498

Period - From Oct 2017 to Sep 2018

Source CoreLogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.