

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)

	Price range	\$150,000	&	\$159,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$140,000	*House		Land	X	Suburb or locality	IRYMPLE
Period - From	01.10.2017	to	30.09.2018	Source	PRICEFINDER		

Comparable property sales

A* 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 -2 TOORAK DRIVE, IRYMPLE VIC 3498	\$145,000	20.08.2018
2 - 10 WINDSOR COURT, IRYMPLE VIC 3498	\$149,500	25.06.2018
3 - 6 VERDI BOULEVARD, IRYMPLE VIC 3498	\$170,000	16.03.2018