

# 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

86 Coorong Avenue, Irymple VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

range between

\$710,000

&

\$780,000

### Median sale price

Median price

\$462,500

Property type

House

Suburb

Irymple

Period - From

1 Aug 2023

to

31 Jul 2024

Source

Corelogic

### 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

1 581 Morpung Avenue, Irymple VIC 3498	\$786,000	19/01/2024
2 523 Koorlong Avenue, Irymple VIC 3498	\$750,000	26/10/2023
3 706-710 Karadoc Avenue, Irymple VIC 3498	\$760,000	21/12/2023

**OR**

~~**B\*** 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.~~

This Statement of Information was prepared on: 6 August 2024