

# 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

2 Champagne Court, Irymple VIC 3498
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### Indicative selling price

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

range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$520,000 Property type House Suburb Irymple

Period - From 1 Oct 2023 to 30 Sep 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 8 Carrington Drive, Irymple VIC 3498	\$1,222,500	28/09/2023
2 2 Chandon Court, Irymple VIC 3498	\$1,165,000	26/05/2023
3 599 Karadoc Avenue, Irymple VIC 3498	\$1,102,500	16/10/2023

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: 18 October 2024