

## 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 and  
postcode

888-894 KARADOC AVENUE IRYMPLE VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$145,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$175,000

Property type

Land

Suburb

Irymple

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

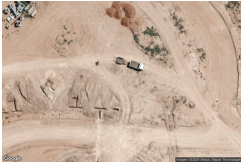
21 MAYNE BOULEVARD IRYMPLE VIC 3498	\$145,000	16-Feb-24
14B COMO DRIVE IRYMPLE VIC 3498	\$140,000	16-Aug-24
636 KOORLONG AVENUE IRYMPLE VIC 3498	\$165,000	12-Dec-23

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 November 2024

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**21 MAYNE BOULEVARD IRYMPLE VIC 3498**

 3  
  2  
  -

Sold Price **\$145,000** Sold Date **16-Feb-24**

Distance **0.63km**



**14B COMO DRIVE IRYMPLE VIC 3498**

 3  
  2  
  2

Sold Price **\$140,000** Sold Date **16-Aug-24**

Distance **1.03km**



**636 KOORLONG AVENUE IRYMPLE VIC 3498**

 -  
  -  
  -

Sold Price **\$165,000** Sold Date **12-Dec-23**

Distance **0.58km**

RS = Recent sale      UN = Undisclosed Sale

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