
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

493 Morpung Avenue, Irymple, VIC 3498

Indicative selling price

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

range between

\$390,000

&

\$429,000

Median sale price

Median House price

\$262,412

Suburb or
locality

Irymple, VIC 3498

Period - From

Apr 2017

to

Mar 2018

Source

CoreLogic

Comparable property sales

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
67 Ginquam Avenue, Nichols Point, VIC 3501	\$392,500	17/04/2018
3005 Fourteenth Street, Irymple, VIC 3498	\$430,000	19 Apr 2017
1068 Karadoc Avenue, Irymple, VIC 3498	\$430,000	31 Mar 2017