

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

\$	Ranging from	\$740,000	To	\$814,000
----	--------------	-----------	----	-----------

Median sale price

(*Delete house or unit as applicable)

Median price	\$310,000	*House	<input checked="" type="checkbox"/>	*unit	<input type="checkbox"/>	Suburb or locality	IRYMPLE
Period - From	01.07.2017	to	30.06.2018	Source	PRICEFINDER		

Comparable property sales

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*.