

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

659 Koorlong Avenue, Irymple VIC 3498

Indicative selling price

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

range between \$450,000 & \$495,000

Median sale price

Median price \$592,500 Property type House Suburb Irymple

Period - From 1 May 2024 to 30 Apr 2025 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 2844 Fourteenth Street, Irymple VIC 3498	\$465,000	13/11/2024
2 478 Koorlong Avenue, Irymple VIC 3498	\$470,000	28/05/2024
3 184 Koorlong Avenue, Nichols Point VIC 3501	\$465,000	23/05/2024

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: 16 May 2025