



Statement of Information

Sections 47AF of the Estate Agents Act 1980

**8 Toorak Drive,
IRYMPLE 3498**

House



0 beds



0 baths



0 parking

Indicative selling price

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

**Range from \$128,500 -
\$137,500**

Median sale price

Median **House** for **IRYMPLE** for period **Sep 2016 - Sep 2017**
Sourced from **Pricefinder**.

\$265,000

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 the most comparable to the property for sale.

10 TOORAK DRIVE, Price **\$3,498** Sold 24 June 2016
IRYMPLE VIC

14 TOORAK DRIVE, Price **\$3,498** Sold 01 December 2016
IRYMPLE VIC

1 VERDI BOULEVARD, Price **\$3,498** Sold 26 July 2017
IRYMPLE VIC

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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