

Statement of Information Irymple Park Estate

739-749 Irymple Avenue, Irymple, Vic

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

Single price \$*129000 \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$97500 *House *unit Suburb or locality Irymple (land)

Period - From 1.10.16 30.09.17 Source Pricfinder

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/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 1 Verdi Bvd, Irymple	\$130,000	26.7.17
2 14 Toorak Drive, Irymple	\$135,000	1.12.16
3 10 Toorak Drive, Irymple	\$130,000	24.6.16

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