

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1 Hassell Court, IRYMPLE 3498

House



4 beds



2 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$325,000 -  
\$357,500**

### Median sale price

Median **House** for **IRYMPLE** for period **Apr 2017 - Jun 2017**  
Sourced from **Pricefinder**.

**\$321,000**

### 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.

**5 379 000,**  
IRYMPLE 3498 Price **\$321,000** Sold 19 May 2017

**61 Belleview,**  
IRYMPLE 3496 Price **\$327,000** Sold 13 June 2017

**16 Wilkie Drive,**  
IRYMPLE 3496 Price **\$310,000** Sold 22 September 2017

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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