

# 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

751 Karadoc Avenue, Irymple Vic 3498
--------------------------------------

### Indicative selling price

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

range between \$295,000 & \$320,000

### Median sale price

Median price \$351,000 Property type House Suburb Irymple

Period - From 1 Oct 2018 to 30 Sep 2019 Source Corelogic

### 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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 2827 Eleventh Street, Irymple Vic 3498	\$315,111	30/01/2019
2 899 Benetook Avenue, Mildura Vic 3500	\$307,500	15/02/2019
3 12 Semmens Crescent, Mildura Vic 3500	\$295,000	05/04/2019

This Statement of Information was prepared on: 21 October 2019