

Statement of Information

Single residential property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and
postcode

1067 Karadoc Avenue, Irymple VIC 3498

Indicative selling price

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

Range between

\$265,000

&

\$285,000

Median sale price

Median price

\$307,500

House



Suburb
or locality

Irymple

Period - From

01/06/2018

to

27/06/2019

Source

https://www.realestate.com.au/neighbourhoods/

<<Delete if no median price available>> **Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
1 914 Fourteenth Street, Mildura VIC 3500	\$265,000	10/06/2019
2 11 Oak Avenue, Mildura VIC 3500	\$285,000	01/10/2018
3 810 Fourteenth Street, Mildura VIC 3500	\$270,000	12/09/2018

<<Delete if less than 3 comparables>> The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 5 kilometres of the property for sale in the last 18 months.

