

# 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

597 Karadoc Avenue, Irymple Vic 3498
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### Indicative selling price

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

range between

\$210,000	&	\$230,000
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### Median sale price

Median price

\$130,000	Property type	Land	Suburb	Irymple
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Period - From

1 May 2019	to	30 Apr 2020	Source	Corelogic
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### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

28 May 2020
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