

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

246 Morpung Avenue, Irymple VIC 3498

Indicative selling price

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

range between \$635,000 & \$695,000

Median sale price

Median price \$491,250 Property type House Suburb Irymple

Period - From 1 Dec 2022 to 30 Nov 2023 Source Corelogic

Comparable property sales

A 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
1 810 Karadoc Avenue, Irymple VIC 3498	\$665,000	13/04/2023
2 842 Koorlong Avenue, Irymple VIC 3498	\$652,000	20/01/2023
3 124 Cureton Avenue, Nichols Point VIC 3501	\$640,000	15/03/2023

This Statement of Information was prepared on: 1 December 2023