

## 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 and  
postcode

938 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$499,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Irymple

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**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

5 HOLNEY GROVE IRYMPLE VIC 3498	\$480,000	10-Aug-23
1 KENSINGTON COURT IRYMPLE VIC 3498	\$457,500	19-Jun-23
3/19 COSGROVE COURT MILDURA VIC 3500	\$472,000	18-Mar-24

OR

**B\*** ~~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: 23 April 2024

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**5 HOLNEY GROVE IRYMPLE VIC 3498**

 3  
  2  
  2

Sold Price **\$480,000** Sold Date **10-Aug-23**

Distance **0.31km**



**1 KENSINGTON COURT IRYMPLE VIC 3498**

 3  
  2  
  2

Sold Price **\$457,500** Sold Date **19-Jun-23**

Distance **0.63km**



**3/19 COSGROVE COURT MILDURA VIC 3500**

 3  
  2  
  2

Sold Price <sup>RS</sup> **\$472,000** Sold Date **18-Mar-24**

Distance **4.28km**

RS = Recent sale      UN = Undisclosed Sale

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