

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 523 Koorlong Avenue, Irymple Vic 3498
Including suburb or locality and postcode

Indicative selling price

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

Range between \$680,000 & \$748,000

Median sale price

Median price \$565,000 Property Type House Suburb Irymple

Period - From 01/07/2022 to 30/06/2023 Source REIV

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
1	551 Koorlong Av IRYMPLE 3498	\$731,000	20/06/2022
2	916 Irymple Av IRYMPLE 3498	\$695,000	17/06/2023
3	842 Koorlong Av IRYMPLE 3498	\$652,000	20/02/2023

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:

11/10/2023 13:24



Property Type: House (Previously Occupied - Detached)
Land Size: 5589 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$748,000
Median House Price
Year ending June 2023: \$565,000

Comparable Properties



551 Koorlong Av IRYMPLE 3498 (REI/VG)

Agent Comments



Price: \$731,000
Method: Private Sale
Date: 20/06/2022
Property Type: House
Land Size: 3062 sqm approx



916 Irymple Av IRYMPLE 3498 (REI/VG)

Agent Comments



Price: \$695,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 2930 sqm approx



842 Koorlong Av IRYMPLE 3498 (REI/VG)

Agent Comments



Price: \$652,000
Method: Private Sale
Date: 20/02/2023
Property Type: House
Land Size: 2024 sqm approx

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