

Statement of Information
**Single residential property located outside the
Melbourne metropolitan area**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

788 Vaughan Road IRISHTOWN VIC 3451

Indicative selling price

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

Single price

\$480,000

or range between

\$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price

\$325,000

*House

X

*Unit

Suburb
or locality

IRISHTOWN

Period - From

Oct 2016

to

Nov 2017

Source

PRICEFINDER

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.