

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

477 SANDILONG AVENUE IRYMPLE VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$462,500

Property type

House

Suburb

Irymple

Period-from

01 Jul 2023

to

30 Jun 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

523 KOORLONG AVENUE IRYMPLE VIC 3498	\$750,000	26-Oct-23
944 SANDILONG AVENUE IRYMPLE VIC 3498	\$875,000	01-Mar-24
3252 ELEVENTH STREET NICHOLS POINT VIC 3501	\$880,000	14-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: 15 July 2024

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523 KOORLONG AVENUE IRYMPLE VIC 3498 Sold Price **\$750,000** Sold Date **26-Oct-23**
Distance **1.56km**
4 2 2



944 SANDILONG AVENUE IRYMPLE VIC 3498 Sold Price **\$875,000** Sold Date **01-Mar-24**
Distance **3.26km**
6 4 2



3252 ELEVENTH STREET NICHOLS POINT VIC 3501 Sold Price ^{RS} **\$880,000** Sold Date **14-Mar-24**
Distance **4.52km**
- - -

RS = Recent sale **UN** = Undisclosed Sale

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