

# 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

19 BELLEVIEW DRIVE IRYMPLE VIC 3498
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 

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 or range between 

\$525,000
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 & 

\$575,000
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### Median sale price

Median price 

\$500,000
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 Property type 

House
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 Suburb 

Irymple
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Period - From 

01 Apr 2023
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 to 

31 Mar 2024
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 Source 

Corelogic
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### 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
28 FRANCESCA DRIVE IRYMPLE VIC 3498	\$555,000	22 Dec 2023
16 FRANCESCA DRIVE IRYMPLE VIC 3498	\$580,000	25 Jul 2023
59 BELLEVIEW DRIVE IRYMPLE VIC 3498	\$605,000	08 May 2024

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: 

10 April 2024
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