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

649 SANDILONG AVENUE IRYMPLE VIC 3498

Indicative selling price

Period-from

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

Single Price		or rang betwee	· 5.379 UUU	&	\$405,000						
Median sale price (*Delete house or unit as applicable)											
Median Price	\$468,750	Property type	House	Suburb	Irymple						

31 May 2022

Source

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

01 Jun 2021

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.

to

Address of comparable property	Price	Date of sale
2739 FOURTEENTH STREET IRYMPLE VIC 3498	\$385,500	28-May-22
16 WHITTAKER CRESCENT RED CLIFFS VIC 3496	\$385,500	18-Mar-22
3 LATROBE AVENUE RED CLIFFS VIC 3496	\$390,000	27-Oct-21

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: 27 June 2022



Corelogic

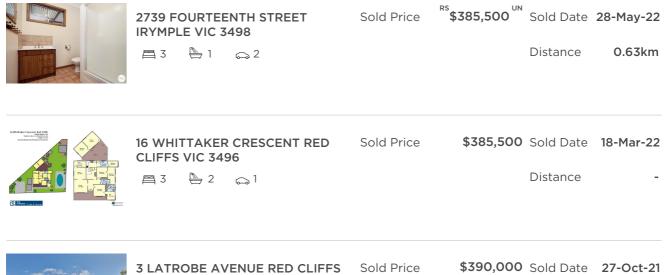
consumer.vic.gov.au



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3 LATROBE AVENUE RED CLIFFS VIC 3496			Sold Price	\$390,000	Sold Date	27-Oct-21
= 3	1	ç; ²			Distance	-

RS = Recent sale UN = Undisclosed Sale

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