

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 4 Claremont Drive, Irymple, VIC 3498

Indicative selling price

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

Price Range \$599,000 & \$658,900

Median sale price

Median price \$502,000 Property Type House Suburb Irymple (3498)
Period - From 01/10/2021 to 30/09/2022 Source pricefinder

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
36 FRANCESCA DRIVE, IRYMPLE VIC 3498	\$650,000	13/01/2022
9 CLAREMONT DRIVE, IRYMPLE VIC 3498	\$615,000	18/02/2022
2 MARITA COURT, IRYMPLE VIC 3498	\$640,000	06/09/2021

This Statement of Information was prepared on: 17/11/2022