

## 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 and  
postcode

18 CASLEY STREET, IRONBARK, VIC 3550

### Indicative selling price

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

Price Range:

\$260,000 to \$270,000

### Median sale price

Median price

\$346,250

House

X

Unit


Suburb

IRONBARK

Period

01 October 2016 to 30 September 2017

Source



### Comparable property sales

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
53 MORAN ST, LONG GULLY, VIC 3550	*\$260,000	13/10/2017
18 RAE ST, IRONBARK, VIC 3550	\$265,000	12/07/2017
85 HONEYSUCKLE ST, IRONBARK, VIC 3550	\$275,000	05/05/2017