

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

6 Robyn Court 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

\$295,000

&

\$324,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$132,500

Property type

Land

Suburb

Irymple

Period-from

01 Mar 2019

to

29 Feb 2020

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

63 Belleview Drive Irymple VIC 3498	\$300,000	07-Apr-17
4 Belleview Drive Irymple VIC 3498	\$320,000	19-Apr-18
29 Belleview Drive Irymple VIC 3498	\$327,000	29-Nov-19

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: 05 March 2020



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63 Belleview Drive Irymple VIC 3498

3 2 2

Sold Price

\$300,000

Sold Date

07-Apr-17

Distance

0.33km



4 Belleview Drive Irymple VIC 3498

3 1 2

Sold Price

\$320,000

Sold Date

19-Apr-18

Distance

0.47km



29 Belleview Drive Irymple VIC 3498

3 1 2

Sold Price

\$327,000

Sold Date

29-Nov-19

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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