

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 Giovanna Court, Irymple, VIC 3498

Indicative selling price

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

Single Price \$165,000

Median sale price

Median price \$175,000 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/10/2024 to 30/09/2025 Source Corelogic

Comparable property sales

A These are two 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
14B COMO DRIVE, IRYMPLE VIC 3498	\$140,000	16/08/2024
909A FIFTEENTH STREET, MILDURA VIC 3500	\$160,000	21/01/2024

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: 12/02/2025