

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

16 FRANCESCA DRIVE 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

\$549,000

&

\$603,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$479,250

Property type

House

Suburb

Irymple

Period-from

01 Jun 2022

to

31 May 2023

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

13 MARITA COURT IRYMPLE VIC 3498	\$601,000	05-May-22
40 FRANCESCA DRIVE IRYMPLE VIC 3498	\$572,600	05-Oct-22
30 MILAN DRIVE IRYMPLE VIC 3498	\$555,000	06-Apr-23

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: 23 June 2023



first
national
REAL ESTATE

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13 MARITA COURT IRYMPLE VIC 3498

3 2 2

Sold Price

\$601,000

Sold Date **05-May-22**

Distance

0.15km



40 FRANCESCA DRIVE IRYMPLE VIC 3498

3 2 2

Sold Price

\$572,600

Sold Date **05-Oct-22**

Distance

0.2km



30 MILAN DRIVE IRYMPLE VIC 3498

3 2 2

Sold Price

\$555,000

Sold Date **06-Apr-23**

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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