

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 or
locality and postcode

1052 Cureton Avenue, Irymple Vic 3498

Indicative selling price

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

range between \$565,000

&

\$620,000

Median sale price

Median price \$440,000

Property type House

Suburb Irymple

Period - From 1 Jan 2021

to

31 Dec 2021

Source Corelogic

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
1 724 Cureton Avenue, Nichols Point Vic 3501	\$550,000	16/11/2020
2 916 Koorlong Avenue, Irymple Vic 3498	\$525,000	19/11/2020
3 332 Belar Avenue, Irymple Vic 3498	\$613,000	31/01/2022

This Statement of Information was prepared on: 31 January 2022