

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

23 Marita 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

\$165,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$129,500

Property type

Land

Suburb

Irymple

Period-from

01 Jul 2019

to

30 Jun 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

4 Marita Court Irymple VIC 3498	\$165,000	21-May-20
8 Marita Court Irymple VIC 3498	\$170,000	12-Mar-20
6 Chester Court Irymple VIC 3498	\$170,000	31-Jan-20

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: 06 July 2020