

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

28 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,250

Property type

House

Suburb

Irymple

Period-from

01 Nov 2022

to

31 Oct 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

16 FRANCESCA DRIVE IRYMPLE VIC 3498	\$580,000	25-Jul-23
59 BELLEVIEW DRIVE IRYMPLE VIC 3498	\$605,000	08-May-23
634 KOORLONG AVENUE IRYMPLE VIC 3498	\$590,000	02-Oct-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: 27 November 2023



first
national
REAL ESTATE

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**16 FRANCESCA DRIVE IRYMPLE
VIC 3498**

3 2 2

Sold Price

\$580,000

Sold Date

25-Jul-23

Distance

0.1km



**59 BELLEVIEW DRIVE IRYMPLE
VIC 3498**

3 2 4

Sold Price

\$605,000

Sold Date

08-May-23

Distance

0.51km



**634 KOORLONG AVENUE IRYMPLE
VIC 3498**

3 2 4

Sold Price

^{RS} **\$590,000**

Sold Date

02-Oct-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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