

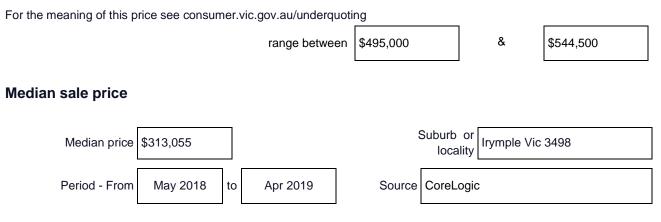
# STATEMENT OF INFORMATION Single residential property located outside the Melbourne metropolitan area.

# Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and 11 Verdi Boulevard, Irymple Vic 3498 postcode

# Indicative selling price



#### **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 3 Pianta Parade, Irymple Vic 3498	\$515,000	23/10/2018
2 6 Kensington Court, Irymple Vic 3498	\$520,000	27/09/2018
3 10 Toorak Drive, Irymple Vic 3498	\$507,500	20/07/2018

Property data source: RP Data Pty Ltd. Generated on 21 May 2019.