

## 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  
postcode 11 Verdi Boulevard, Irymple Vic 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$495,000 & \$544,500

### Median sale price

Median price \$313,055

Suburb or  
locality Irymple Vic 3498

Period - From May 2018 to Apr 2019

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 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