

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

7 JOHNSON 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

\$464,000

&

\$510,400

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,400

Property type

House

Suburb

Irymple

Period-from

01 Dec 2021

to

30 Nov 2022

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

13 VERDI BOULEVARD IRYMPLE VIC 3498	\$485,000	26-May-22
22 MIDTOWN DRIVE MILDURA VIC 3500	\$470,000	17-Dec-21
593 ETIWANDA AVENUE MILDURA VIC 3500	\$481,000	05-Apr-22

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: 01 December 2022

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**13 VERDI BOULEVARD IRYMPLE
VIC 3498**
 3  2  2

Sold Price

\$485,000

Sold Date

26-May-22

Distance

0.45km

**22 MIDTOWN DRIVE MILDURA VIC
3500**
 3  2  2

Sold Price

\$470,000

Sold Date

17-Dec-21

Distance

3.2km

**593 ETIWANDA AVENUE MILDURA
VIC 3500**
 3  2  2

Sold Price

\$481,000

Sold Date

05-Apr-22

Distance

3.46km
RS = Recent sale

UN = Undisclosed Sale

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