

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

2993 Eleventh Street 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

House

Suburb

Irymple

Period-from

01 Jun 2019

to

31 May 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

2827 Eleventh Street Irymple VIC 3498	\$315,111	30-Jan-19
676 Sandilong Avenue Irymple VIC 3498	\$370,000	13-May-20
622-632 Cowra Avenue Irymple VIC 3498	\$322,000	11-Sep-19

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.~~

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**2827 Eleventh Street Irymple VIC
3498**

3 2 3

Sold Price

\$315,111

Sold Date

30-Jan-19

Distance

1.35km



**676 Sandilong Avenue Irymple VIC
3498**

4 2 1

Sold Price

\$370,000

Sold Date

13-May-20

Distance

2.76km



**622-632 Cowra Avenue Irymple VIC
3498**

3 1 1

Sold Price

\$322,000

Sold Date

11-Sep-19

Distance

2.81km

RS = Recent sale

UN = Undisclosed Sale

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