

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 5 Amalfi Way, Irymple, VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Irymple (3498)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

Comparable property sales

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
37 VERDI BOULEVARD, IRYMPLE VIC 3498	\$589,000	17/09/2022
5 KEDMENEC DRIVE, MILDURA VIC 3500	\$596,000	14/07/2022
30 KEDMENEC DRIVE, MILDURA VIC 3500	\$565,000	24/01/2023

This Statement of Information was prepared on: 29/03/2023