

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

20 BOLOGNA AVENUE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,400

Property type

Other

Suburb

Irymple

Period-from

01 Jan 2022

to

31 Dec 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

34 VERDI BOULEVARD IRYMPLE VIC 3498	\$765,000	15-Sep-22
10 MARITA COURT IRYMPLE VIC 3498	\$790,000	15-Aug-22
282 KARADOC AVENUE NICHOLS POINT VIC 3501	\$815,000	11-Dec-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: 03 January 2023



**34 VERDI BOULEVARD IRYMPLE
VIC 3498**

 3  2  2

Sold Price

\$765,000

Sold Date

15-Sep-22

Distance

0.13km



**10 MARITA COURT IRYMPLE VIC
3498**

 4  2  2

Sold Price

\$790,000

Sold Date

15-Aug-22

Distance

0.62km



**282 KARADOC AVENUE NICHOLS
POINT VIC 3501**

 4  3  2

Sold Price

^{RS} **\$815,000** ^{UN}

Sold Date

11-Dec-22

Distance

4.05km

RS = Recent sale

UN = Undisclosed Sale

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