

# 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 Giovanna Court, Irymple, VIC 3498

### Indicative selling price

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

Single Price \$145,000

### Median sale price

Median price \$175,000 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/02/2024 to 31/01/2025 Source CoreLogic

### Comparable property sales

A These are two 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
21 MAYNE BOULEVARD, IRYMPLE VIC 3498	\$145,000	16/02/2024
14B COMO DRIVE, IRYMPLE VIC 3498	\$140,000	16/08/2024

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: 11/02/2025