

## 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

33 VERDI BOULEVARD IRYMPLE VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$537,500

Property type

House

Suburb

Irymple

Period-from

01 Feb 2024

to

31 Jan 2025

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

70 VERDI BOULEVARD IRYMPLE VIC 3498	\$655,000	14-Oct-24
12 FRANCESCA DRIVE IRYMPLE VIC 3498	\$650,000	10-Sep-24
10 BOLOGNA AVENUE IRYMPLE VIC 3498	\$700,000	21-Jun-24

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: 06 February 2025

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**70 VERDI BOULEVARD IRYMPLE  
VIC 3498**

 4  2  2

Sold Price

**\$655,000**

Sold Date

**14-Oct-24**

Distance

**0.27km**



**12 FRANCESCA DRIVE IRYMPLE  
VIC 3498**

 4  2  2

Sold Price

**\$650,000**

Sold Date

**10-Sep-24**

Distance

**0.34km**



**10 BOLOGNA AVENUE IRYMPLE  
VIC 3498**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**21-Jun-24**

Distance

**0.15km**

RS = Recent sale

UN = Undisclosed Sale

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