

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

512 TWENTY SECOND 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$455,000

Property type

House

Suburb

Irymple

Period-from

01 May 2022

to

30 Apr 2023

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

805 SEVENTEENTH STREET MILDURA VIC 3500	\$380,000	14-Jun-22
64 BARNETT ROAD RED CLIFFS VIC 3496	\$355,000	20-Jul-22
850 KOORLONG AVENUE IRYMPLE VIC 3498	\$350,000	16-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.

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**805 SEVENTEENTH STREET
MILDURA VIC 3500**

3 1 2

Sold Price **\$380,000** Sold Date **14-Jun-22**

Distance **4.51km**



**64 BARNETT ROAD RED CLIFFS
VIC 3496**

3 1 2

Sold Price **\$355,000** Sold Date **20-Jul-22**

Distance **5.69km**



**850 KOORLONG AVENUE IRYMPLE
VIC 3498**

4 2 2

Sold Price **\$350,000** Sold Date **16-Dec-22**

Distance **3.51km**

RS = Recent sale

UN = Undisclosed Sale

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