

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 or
locality and postcode

54 Happy Valley Road, Ironbark Vic 3550

Indicative selling price

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

Range between \$330,000 & \$350,000

Median sale price

Median price \$500,000 Property Type House Suburb Ironbark

Period - From 01/07/2022 to 30/06/2023 Source REIV

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
1	3 Ore St LONG GULLY 3550	\$350,000	18/08/2023
2	12 Cornish St BENDIGO 3550	\$347,000	26/07/2023
3	18 Humboldt Dr LONG GULLY 3550	\$325,000	19/07/2022

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:

11/09/2023 10:25

54 Happy Valley Road, Ironbark Vic 3550



Leonie Butler CEA (REIV)
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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price

\$330,000 - \$350,000

Median House Price

Year ending June 2023: \$500,000

Comparable Properties



3 Ore St LONG GULLY 3550 (REI)

Agent Comments

3 1 2

Price: \$350,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 592 sqm approx



12 Cornish St BENDIGO 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$347,000

Method: Private Sale

Date: 26/07/2023

Property Type: House

Land Size: 697 sqm approx



18 Humboldt Dr LONG GULLY 3550 (REI/VG)

Agent Comments

3 1 -

Price: \$325,000

Method: Private Sale

Date: 19/07/2022

Property Type: House

Land Size: 712 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



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