

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

1 Bologna Avenue, Irymple Vic 3498

Indicative selling price

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

range between \$610,000 & \$670,000

Median sale price

Median price

\$455,000

Property type

House

Suburb

Irymple

Period - From

1 Feb 2022

to

31 Jan 2023

Source

Corelogic

Comparable property sales

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 36 Francesca Drive, Irymple Vic 3498	\$650,000	13/01/2022
2 4 Claremont Drive, Irymple Vic 3498	\$655,000	29/11/2022
3 6 Bologna Avenue, Irymple Vic 3498	\$695,000	02/09/2022

This Statement of Information was prepared on: 3 January 2023