# 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

#### 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 rang betwee		\$600,000	&	\$660,000				
Median sale price (*Delete house or unit as applicable)											
Median Price	\$520,000	Prop	erty type	e House		Suburb	Irymple				
Period-from	01 Oct 2023	to	30 Sep 2	024	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	
15 MILAN DRIVE IRYMPLE VIC 3498	\$622,000	15-Aug-24	
38 MILAN DRIVE IRYMPLE VIC 3498	\$650,000	15-Mar-24	
11 BOLOGNA AVENUE IRYMPLE VIC 3498	\$660,000	15-May-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: 15 October 2024



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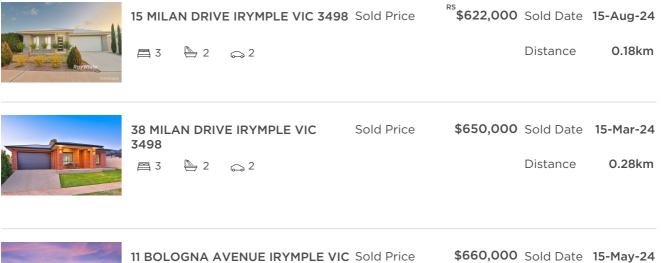


1.05km

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	11 BOLOGNA AVENUE IRYMPLE VIC Sold Price\$660,0003498					Sold Date
RayWhite	่ 眉 3	2 🚔	⇔ 2			Distance

#### RS = Recent sale UN = Undisclosed Sale

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