

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

315 DOW AVENUE 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,025

Property type

House

Suburb

Irymple

Period-from

01 Oct 2021

to

30 Sep 2022

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

289 NINETEENTH STREET IRYMPLE VIC 3498	\$787,500	29-May-22
944 SANDILONG AVENUE IRYMPLE VIC 3498	\$920,000	04-May-22
129 DAIRTNUNK AVENUE IRYMPLE VIC 3498	\$430,000	27-Jun-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.

This Statement of Information was prepared on: 25 October 2022



Real Estate

Lukas Pedder

P 03 5018 6800

M 0426 203 693

E lukas.pedder@eldersre.com.au



289 NINETEENTH STREET IRYMPLE VIC 3498

Sold Price

\$787,500

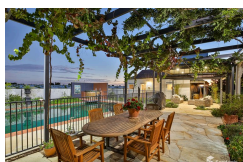
Sold Date

29-May-22

3 2 3

Distance

2.47km



944 SANDILONG AVENUE IRYMPLE VIC 3498

Sold Price

\$920,000

Sold Date

04-May-22

4 3 2

Distance

3.1km



129 DAIRTNUNK AVENUE IRYMPLE VIC 3498

Sold Price

\$430,000

Sold Date

27-Jun-22

4 2 -

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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