

# 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

23 Stockmans Drive, Irymple Vic 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$590,000

&

\$649,000

### Median sale price

Median price

\$370,000

Property type

House

Suburb

Irymple

Period - From

1 Feb 2021

to

31 Jan 2021

Source

Corelogic

### Comparable property sales

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 6 Heritage Court, Irymple Vic 3498	\$590,000	19/02/2020
2 3 Colonial Court, Irymple Vic 3498	\$685,000	10/10/2020
3 331 Belar Avenue, Irymple Vic 3498	\$575,000	28/09/2020

This Statement of Information was prepared on: 3 February 2021