

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

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| 37 Belleview Drive, Irymple VIC 3498 |
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Indicative selling price

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

range between \$459,000 & \$499,000

Median sale price

Median price \$507,600 Property type House Suburb Irymple

Period - From 1 Mar 2023 to 29 Feb 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 38 Belleview Drive, Irymple VIC 3498 | \$486,629 | 20/01/2023 |
| 2 5 Holney Grove, Irymple VIC 3498 | \$480,000 | 10/08//2023 |
| 3 12 Verdi Boulevard, Irymple VIC 3498 | \$500,000 | 09/03/2023 |

This Statement of Information was prepared on: 6 March 2024