Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

ed for sale							
dress urb or 37 Belle tcode	eview Dr	ive, Irymple VIC	C 3498				
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
		range	between	\$459,000		&	\$499,000
rice							
507,600		Property type	House		Suburb	Irymple	
Mar 2023	to 29	9 Feb 2023	Source	Corelogic			
	dress arb or code 37 Belle cod	dress arb or accode 37 Belleview Draccode 37	dress arb or accode 37 Belleview Drive, Irymple VICeng price this price see consumer.vic.gov.au/u range ice	dress arb or accode 37 Belleview Drive, Irymple VIC 3498 In price are consumer.vic.gov.au/underquoting range between are corrected are corrected by the corrected are cor	dress arb or accode 37 Belleview Drive, Irymple VIC 3498 In price this price see consumer.vic.gov.au/underquoting range between \$459,000 In price this price see consumer.vic.gov.au/underquoting range between \$459,000 In property type House	dress arb or accode 37 Belleview Drive, Irymple VIC 3498 In price In price this price see consumer.vic.gov.au/underquoting range between \$459,000 In price In pr	dress arb or accode 37 Belleview Drive, Irymple VIC 3498 In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting range between \$459,000 & In price this price see consumer.vic.gov.au/underquoting see the second secon

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

