

# 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

26 Francesca 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 \$400,000

&

\$440,000

### Median sale price

Median price

\$360,000

Property type

House

Suburb

Irymple

Period - From

1 Jan 2019

to

31 Dec 2019

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 31 Francesca Drive, Irymple Vic 3498	\$400,000	17/05/2019
2 891 Karadoc Avenue, Irymple Vic 3498	\$365,000	02/10/2019
3 2 Nyora Court, Irymple Vic 3498	\$425,000	01/02/2019

This Statement of Information was prepared on: 8 January 2020