

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 3376 Benetook Avenue, Irymple, VIC 3498

Indicative selling price

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

Price Range

\$550,000

&

\$600,000

Median sale price

Median price

NA

Property Type

House

Suburb

Irymple (3498)

Period - From

01/01/2022

to

31/12/2022

Source

pricefinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
463 PAWSON AVENUE, CARDROSS VIC 3496	\$510,000	24/03/2022
62 SANDILONG AVENUE, IRYMPLE VIC 3498	\$590,000	11/11/2021
3388 BENETOOK AVENUE, IRYMPLE VIC 3498	\$567,500	14/07/2021

This Statement of Information was prepared on: 07/03/2023