

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

19 Nettle Street, Ironbark Vic 3550

Indicative selling price

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

Single price

\$1,495,000

Median sale price

Median price

\$525,000

Property Type

House

Suburb

Ironbark

Period - From

21/11/2021

to

20/11/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

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	26 Reginald St QUARRY HILL 3550	\$1,490,000	21/05/2021
2	83 Mundy St BENDIGO 3550	\$1,480,000	23/02/2022
3	3 Brodie St QUARRY HILL 3550	\$1,425,000	13/09/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

21/11/2022 15:29



4 3 2

Property Type: House
Land Size: 894 sqm approx
Agent Comments

Indicative Selling Price

\$1,495,000

Median House Price

21/11/2021 - 20/11/2022: \$525,000

Comparable Properties



26 Reginald St QUARRY HILL 3550 (REI/VG)

Agent Comments

4 2 4

Price: \$1,490,000
Method: Private Sale
Date: 21/05/2021
Property Type: House
Land Size: 1460 sqm approx



83 Mundy St BENDIGO 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$1,480,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 602 sqm approx



3 Brodie St QUARRY HILL 3550 (REI/VG)

Agent Comments

4 2 2

Price: \$1,425,000
Method: Private Sale
Date: 13/09/2021
Property Type: House
Land Size: 710 sqm approx