

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

9 SUSAN STREET IRONBARK VIC 3550

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

House

Suburb

Ironbark

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

9 VICTORIA STREET IRONBARK VIC 3550	\$480,000	18-Jul-22
35 POULSTON STREET LONG GULLY VIC 3550	\$480,000	10-Aug-22
5 OPHIR STREET GOLDEN SQUARE VIC 3555	\$465,000	29-Jul-22

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: 04 April 2023



**9 VICTORIA STREET IRONBARK
VIC 3550**

 3  1  1

Sold Price

\$480,000

Sold Date

18-Jul-22

Distance

0.28km



**35 POULSTON STREET LONG
GULLY VIC 3550**

 3  1  2

Sold Price

Sold Date

10-Aug-22

Distance

1.46km



**5 OPHIR STREET GOLDEN SQUARE
VIC 3555**

 3  1  2

Sold Price

\$465,000

Sold Date

29-Jul-22

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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