

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

728-730 SANDILONG AVENUE IRYMPLE VIC 3498 (Lot 1 Mayne Boulevard)

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

\$159,000

&

\$174,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$169,000

Property type

Land

Suburb

Irymple

Period-from

01 Apr 2021

to

31 Mar 2022

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

32 VERDI BOULEVARD IRYMPLE VIC 3498	\$170,000	14-Sep-21
3 COMO DRIVE IRYMPLE VIC 3498	\$169,000	12-Apr-21
40 MILAN DRIVE IRYMPLE VIC 3498	\$169,000	20-Apr-21

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: 07 April 2022