

## 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

5 HEAFT DRIVE IRYMPLE VIC 3498

### Indicative selling price

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

Single Price

\$170,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$175,000

Property type

Land

Suburb

Irymple

Period-from

01 Mar 2023

to

29 Feb 2024

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

6 HEAFT DRIVE IRYMPLE VIC 3498	\$170,000	11-Oct-23
26 TILLEY WAY IRYMPLE VIC 3498	\$170,000	05-Jan-24
27 MAYNE BOULEVARD IRYMPLE VIC 3498	\$175,000	08-Nov-23

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: 18 March 2024

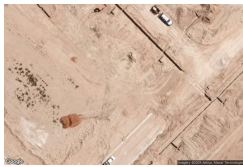
Ben Ridley  
 P 03 50212200  
 M 0407 830 970  
 E [bridley@ctfnre.com.au](mailto:bridley@ctfnre.com.au)



**6 HEAFT DRIVE IRYMPLE VIC 3498** Sold Price **\$170,000** Sold Date **11-Oct-23**

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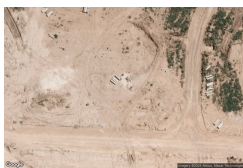
Distance **0.06km**



**26 TILLEY WAY IRYMPLE VIC 3498** Sold Price Sold Date **05-Jan-24**

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Distance **0.2km**



**27 MAYNE BOULEVARD IRYMPLE VIC 3498** Sold Price **\$175,000** Sold Date **08-Nov-23**

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Distance **0.04km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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