

# 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

Lots 2 - 22, 77 - 85, 868 Karadoc Avenue (Verdi Estate), Irymple Vic 3498
---

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price list attached
---------------------

### Median sale price

Median price

\$145,000
-----------

Property type

Land
------

Suburb

Irymple
---------

Period - From

1 Mar 2020
------------

to

28 Feb 2021
-------------

Source

Corelogic
-----------

### Comparable property sales

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 12 Verdi Boulevard, Irymple Vic 3498	\$155,000	18/06/2020
2 23 Marita Court, Irymple Vic 3498	\$165,000	09/07/2020
3 28 Marita Court, Irymple Vic 3498	\$185,000	27/06/2020

This Statement of Information was prepared on:

18 March 2021
---------------



## STAGE 4

LOT NO.	STREET NAME	SIZE	PRICE	STATUS
2	Verdi Boulevard	1137	\$210,000	
3	Verdi Boulevard	911	\$195,000	
4	Verdi Boulevard	720	\$165,000	
5	Verdi Boulevard	720	\$165,000	
6	Verdi Boulevard	720	\$165,000	
7	Verdi Boulevard	720	\$165,000	
8	Verdi Boulevard	720	\$165,000	
9	Verdi Boulevard	720	\$155,000	
10	Verdi Boulevard	700	\$165,000	
11	Verdi Boulevard	700	\$165,000	
12	Verdi Boulevard	700	\$165,000	
13	Verdi Boulevard	629	\$160,000	
14	Verdi Boulevard	687	\$165,000	
15	Verdi Boulevard	657	\$160,000	
16	Verdi Boulevard	649	\$160,000	
17	Verdi Boulevard	536	\$155,000	
18	Verona Boulevard	537	\$155,000	
19	Verona Boulevard	537	\$155,000	
20	Verdi Boulevard	814	\$175,000	
21	Verdi Boulevard	644	\$165,000	
22	Verdi Boulevard	556	\$155,000	
77	Karadoc Avenue	747	\$170,000	
78	Karadoc Avenue	928	\$195,000	
79	Karadoc Avenue	1488	\$225,000	
80	Verdi Boulevard	720	\$165,000	
81	Verdi Boulevard	720	\$165,000	
82	Verdi Boulevard	704	\$165,000	
83	Verdi Boulevard	721	\$165,000	
84	Bologna Avenue	625	\$160,000	
85	Bologna Avenue	606	\$160,000	