

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

3 Myrtle Court, Irymple Vic 3498

Indicative selling price

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

range between \$225,000

&

\$247,500

Median sale price

Median price

\$380,000

Property type

House

Suburb

Irymple

Period - From

1 Mar 2019

to

29 Feb 2020

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 7 John Court, Irymple Vic 3498	\$236,000	29/02/2020
2 3 Jobson Drive, Irymple Vic 3498	\$260,000	25/03/2019
3 6/2724 Fourteenth Street, Irymple Vic 3498	\$236,000	20/07/2019

This Statement of Information was prepared on: 18 March 2020