

# 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 16 Giovanna Court, Irymple, VIC 3498

### Indicative selling price

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

Single Price \$160,000

### Median sale price

Median price \$178,000 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/02/2024 to 31/01/2025 Source CoreLogic

### Comparable property sales

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 |
|---------------------------------------|-----------|--------------|
| 636 KOORLONG AVENUE, IRYMPLE VIC 3498 | \$165,000 | 12/12/2023   |
| 1 COMO DRIVE, IRYMPLE VIC 3498        | \$169,500 | 29/10/2024   |
| 28 MAYNE BOULEVARD, IRYMPLE VIC 3498  | \$165,000 | 10/05/2024   |

This Statement of Information was prepared on: 12/02/2025