

# 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 46 Verdi Boulevard, Irymple, VIC 3498

### Indicative selling price

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

Price Range

\$620,000

&

\$680,000

### Median sale price

Median price

\$210,000

Property Type

House

Suburb

Irymple (3498)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

### 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
3 VERDI BOULEVARD, IRYMPLE VIC 3498	\$685,000	12/07/2022
4 CLAREMONT DRIVE, IRYMPLE VIC 3498	\$655,000	29/11/2022
1 BOLOGNA AVENUE, IRYMPLE VIC 3498	\$657,000	24/02/2023

This Statement of Information was prepared on: 20/04/2023