# 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

242 Twenty Second Street Irymple VIC 3498

#### Indicative selling price

Period-from

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

Single Price		or range betweer	5480 000	&	\$528,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$437,000	Property type	House	Suburb	Irymple		

31 Oct 2021

# Comparable property sales (\*Delete A or B below as applicable)

01 Nov 2020

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.

to

Address of comparable property	Price	Date of sale	
40 Moonah Street Red Cliffs VIC 3496	\$480,000	01-Apr-21	

#### 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.

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Source



Corelogic

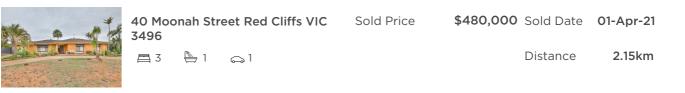
consumer.vic.gov.au



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#### RS = Recent sale UN = Undisclosed Sale

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