

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

12 HOLCROFT STREET IRYMPLE VIC 3498

Indicative selling price

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

Single Price

\$190,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$179,500

Property type

Land

Suburb

Irymple

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

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

9 YOUNG AVENUE IRYMPLE VIC 3498	\$185,000	04-Feb-25
29 MAYNE BOULEVARD IRYMPLE VIC 3498	\$195,000	22-Apr-25
9 HEAFT DRIVE IRYMPLE VIC 3498	\$187,000	08-Jan-24

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.~~

This Statement of Information was prepared on: 06 June 2025

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9 YOUNG AVENUE IRYMPLE VIC 3498

Sold Price **\$185,000** Sold Date **04-Feb-25**

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Distance **0.17km**

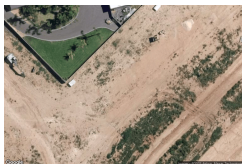


29 MAYNE BOULEVARD IRYMPLE VIC 3498

Sold Price **\$195,000** Sold Date **22-Apr-25**

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Distance **0.19km**



9 HEAFT DRIVE IRYMPLE VIC 3498

Sold Price **\$187,000** Sold Date **08-Jan-24**

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Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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