Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| | | | | | 360 | uon 47 Ar | or the | Estate Ay | ents Act 1900 | |
|--------------------------------|---|---------------|--------------|-----------|------------|---------------|-------------|------------------------------------|----------------------------|--|
| Property offer | red for sa | le | | | | | | | | |
| Including s | Address Including suburb and postcode 25 Victoria Street, Ironbark, Vic 3550 | | | | | | | | | |
| | | | | | | | | | | |
| Indicative sell | ling price | ı | | | | | | | | |
| For the meaning of | of this price | see consume | er.vic.gov.a | au/unde | erquoting | | | | | |
| \$ | \$1,750,000 | | | | | | | | | |
| Median sale p | orice | | _ | | | | 1 | | | |
| Median price | | \$472,500 | Propert | ty type | House | | Suburb | Ironbark | | |
| Period - From | - From 01/05/2024 to 30/04/2025 Source Prop | | | | | | oTrack | | | |
| | e the three | properties so | ld within fi | ive kilor | metres of | the property | for sale i | n the last eigle e property for | nteen months that sale. | |
| Address of comparable property | | | | | | | Price |) | Date of sale | |
| 1 | | | | | | | \$ | | | |
| 2 | | | | | | | \$ | | | |
| 3 | | | | | | | \$ | | | |
| OR | | | | | | | | | | |
| | | agent's repre | | | | | | | ole properties | |
| | | | This State | ment of | Informatio | n was prepare | ed on: 19/0 | 05/2025 | | |

