

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

40 FRANCESCA DRIVE 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

or range
between

\$595,000

&

\$654,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

House

Suburb

Irymple

Period-from

01 Apr 2024

to

31 Mar 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

30 FRANCESCA DRIVE IRYMPLE VIC 3498	\$638,500	03-Feb-25
19 CLAREMONT DRIVE IRYMPLE VIC 3498	\$610,000	21-Oct-24
13 VERONA TERRACE IRYMPLE VIC 3498	\$595,000	20-Jul-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: 14 April 2025



**30 FRANCESCA DRIVE IRYMPLE
VIC 3498**

 3  2  2

Sold Price

\$638,500

Sold Date

03-Feb-25

Distance

0.1km



**19 CLAREMONT DRIVE IRYMPLE
VIC 3498**

 3  2  2

Sold Price

\$610,000

Sold Date

21-Oct-24

Distance

0.11km



**13 VERONA TERRACE IRYMPLE VIC
3498**

 3  2  2

Sold Price

\$595,000

Sold Date

20-Jul-24

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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