

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 or
locality and postcode

1 Rae Street, Ironbark VIC 3550

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 \$380,000 & \$410,000

Median sale price

Median price \$420,500

Property type *HOUSE*

Suburb IRONBARK

Period - From 25/11/2019

to

25/05/2021

Source PRICEFINDER

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
310 Mackenzie Street, Golden Square	\$ 382,000	31/01/2021
248 Arnold Street, North Bendigo	\$399,000	11/01/2021
40 Russell Street, Quarry Hill	\$400,000	05/03/2020

This Statement of Information was prepared on: 25/05/2021