

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 730 Sandilong Avenue, Irymple, VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$146,000 & \$190,000

Median sale price

Median price \$135,000 Property Type Vacant Land Suburb Irymple (3498)
Period - From 01/09/2019 to 31/08/2020 Source Corelogic

Comparable property sales

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
10 MARITA COURT, IRYMPLE VIC 3498	\$170,000	12/06/2020
23 MARITA COURT, IRYMPLE VIC 3498	\$165,000	07/09/2020
28 MARITA COURT, IRYMPLE VIC 3498	\$185,000	27/06/2020

This Statement of Information was prepared on: 22/09/2020