

## 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

2889 Eleventh Street Irymple VIC 3498

### Indicative selling price

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

Single Price  or range between \$550,000 & \$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$408,000 Property type Farm Suburb Irymple  
Period-from 01 Sep 2020 to 31 Aug 2021 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
2901 Eleventh Street Irymple VIC 3498	\$595,000	16-Sep-20
10 Carrington Drive Irymple VIC 3498	\$560,000	03-Oct-18
44 Ginquam Avenue Nichols Point VIC 3501	\$640,000	22-Apr-21

OR

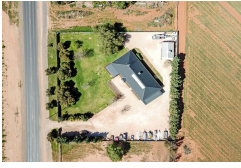
**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 09 September 2021

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**2901 Eleventh Street Irymple VIC 3498**

Sold Price

**\$595,000**

Sold Date

**16-Sep-20**

 4  2  2

Distance

**0.15km**



**10 Carrington Drive Irymple VIC 3498**

Sold Price

**\$560,000**

Sold Date

**03-Oct-18**

 3  2  2

Distance

**2.11km**



**44 Ginquam Avenue Nichols Point VIC 3501**

Sold Price

**\$640,000**

Sold Date

**22-Apr-21**

 4  2  2

Distance

**2.13km**

RS = Recent sale

UN = Undisclosed Sale

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