

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode Lot 2/700 Sandilong Avenue, Irymple, VIC 3498

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$190,000

### Median sale price

Median price \$158,500 Property Type Vacant Land Suburb Irymple (3498)

Period - From 01/07/2020 to 30/06/2021 Source Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
28 MARITA COURT, IRYMPLE VIC 3498	\$185,000	26/06/2020
3 VERDI BOULEVARD, IRYMPLE VIC 3498	\$195,000	13/04/2021
2 VERDI BOULEVARD, IRYMPLE VIC 3498	\$210,000	31/03/2021

This Statement of Information was prepared on: 23/07/2021