

# 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

Lot 1/866 Irymple Avenue, Irymple, VIC 3498
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### Indicative selling price

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

Price Range

\$240,000

&

\$260,000

### Median sale price

Median price

\$145,000

Property Type

Vacant Land

Suburb

Irymple (3498)

Period - From

01/03/2020

to

28/02/2021

Source

Corelogic

### Comparable property sales

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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
3180 Fifteenth Street, Irymple Vic 3498	\$210,000	10/06/2020
6 MARCI COURT, NICHOLS POINT VIC 3501	\$215,000	07/08/2020
8 ADELONG COURT, NICHOLS POINT VIC 3501	\$250,000	17/08/2020

This Statement of Information was prepared on: 17/03/2021