

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

189 McCracken Street, Irymple VIC 3498
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Indicative selling price

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

range between \$635,000 & \$695,000

Median sale price

Median price \$500,000 Property type House Suburb Irymple

Period - From 1 Apr 2023 to 31 Mar 2024 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
1 246 Morpung Avenue, Irymple VIC 3498	\$645,000	13/02/2024
2 183 Mellis Street, Red Cliffs VIC 3496	\$700,000	18/12/2023
3 916 Irymple Avenue, Irymple VIC 3498	\$695,000	17/06/2023

This Statement of Information was prepared on: 24 April 2024