

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

23 ELOUERA DRIVE IRYMPLE VIC 3498

Indicative selling price

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

Single price \$

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 or range between

\$580,000

 &

\$638,000

Median sale price

Median price

\$492,500

 Property type

House

 Suburb

Irymple

Period - From

01 Jun 2023

 to

31 May 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
2 COMO DRIVE IRYMPLE VIC 3498	\$630,000	01 Feb 2024
38 MILAN DRIVE IRYMPLE VIC 3498	\$650,000	15 Mar 2024
33 BELLEVIEW DRIVE IRYMPLE VIC 3498	\$652,500	10 Apr 2024

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:

04 June 2024
