

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

26 Francesca Drive, Irymple Vic 3498

Indicative selling price

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

range between \$435,000 & \$475,000

Median sale price

Median price \$351,000 Property type House Suburb Irymple

Period - From 1 Nov 2018 to 31 Oct 2019 Source Corelogic

Comparable property sales

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 31 Francesca Drive, Irymple Vic 3498	\$400,000	17/05/2019
2 891 Karadoc Avenue, Irymple Vic 3498	\$365,000	02/10/2019
3 2 Nyora Court, Irymple Vic 3498	\$425,000	01/02/2019

This Statement of Information was prepared on: 18 November 2019