

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

45 Fern Avenue Irymple VIC 3498

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

House

Suburb

Irymple

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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

724 Cureton Avenue Nichols Point VIC 3501	\$550,000	16-Nov-20
717 Cureton Avenue Nichols Point VIC 3501	\$570,000	22-Jan-21
405 Morpung Avenue Irymple VIC 3498	\$605,000	28-May-21

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: 08 February 2022



**724 Cureton Avenue Nichols Point
VIC 3501**

3 2 2

Sold Price

\$550,000

Sold Date **16-Nov-20**

Distance **2.73km**



**717 Cureton Avenue Nichols Point
VIC 3501**

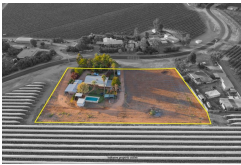
4 2 1

Sold Price

\$570,000

Sold Date **22-Jan-21**

Distance **2.84km**



**405 Morpung Avenue Irymple VIC
3498**

3 2 2

Sold Price

\$605,000

Sold Date **28-May-21**

Distance **3.42km**



**229 Woorlong Avenue Red Cliffs
VIC 3496**

3 1 4

Sold Price

\$505,000

Sold Date **22-Mar-21**

Distance **2.84km**



**44 Ginqam Avenue Nichols Point
VIC 3501**

4 2 2

Sold Price

\$640,000

Sold Date **22-Apr-21**

Distance **3.56km**



63 Fern Avenue Irymple VIC 3498

5 2 2

Sold Price

\$850,000

Sold Date **18-Mar-21**

Distance **0.19km**

RS = Recent sale

UN = Undisclosed Sale

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916 Koorlong Avenue Irymple VIC 3498

Sold Price

\$525,000

Sold Date **19-Nov-20**

4 2 2

Distance **4.93km**



19 Creaton Lane Irymple VIC 3498

Sold Price

\$620,000

Sold Date **28-Apr-21**

3 2 4

Distance **3.41km**

RS = Recent sale UN = Undisclosed Sale

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