

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

2/1 Darby Street Ironbark VIC 3550

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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$438,500

Property type

House

Suburb

Ironbark

Period-from

01 Apr 2020

to

31 Mar 2021

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

27 Eaglehawk Road Ironbark VIC 3550	\$355,000	27-Dec-20
63 Gladstone Street Quarry Hill VIC 3550	\$360,000	23-Feb-21
11 Galvin Street Bendigo VIC 3550	\$335,000	29-Oct-20

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: 16 April 2021



27 Eaglehawk Road Ironbark VIC 3550

Sold Price

\$355,000

Sold Date **27-Dec-20**

 2  1  1

Distance **0.34km**



63 Gladstone Street Quarry Hill VIC 3550

Sold Price

\$360,000

Sold Date **23-Feb-21**

 2  1  1

Distance **1.62km**



11 Galvin Street Bendigo VIC 3550

Sold Price

\$335,000

Sold Date **29-Oct-20**

 2  1  1

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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