

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

Lot 320 - Moriarty Drive, Inverleigh, 3321
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ 559,000 or range between &

### Median sale price

Median price \$ - Property type Vacant Land Suburb #VALUE!

Period - From 0/01/1900 to 0/01/1900 Source #VALUE!

### 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 Lot 34 - Buckley Way, Inverleigh, 3321	\$ 550,000	31/12/2023
2 Lot 10 - Mcqueen Drive, Inverleigh, 3321	\$ 570,000	8/08/2023
3 Lot 263 - Common Road, Inverleigh, 3321	\$ 520,000	19/03/2024

This Statement of Information was prepared on: 18 Dec 2024