

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

27 CASUAKE DRIVE INVERLEIGH VIC 3321

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

\$1,450,000

&

\$1,595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

Property type

Land

Suburb

Inverleigh

Period-from

01 Aug 2021

to

31 Jul 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

22 KING ROAD INVERLEIGH VIC 3321	\$1,420,000	01-Jun-22
18 FALKIRK CRESCENT INVERLEIGH VIC 3321	\$1,580,000	04-Aug-21
99 GREGORY DRIVE INVERLEIGH VIC 3321	\$1,550,000	06-May-22

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: 29 August 2022



22 KING ROAD INVERLEIGH VIC 3321

3 2 6

Sold Price ^{RS} \$1,420,000 Sold Date 01-Jun-22

Distance 0.33km



BarryPlant
Private Inspections Available

All inspections are by appointment only. You will not be able to view the property without a private inspection. All inspections are by appointment only. You will not be able to view the property without a private inspection. All inspections are by appointment only. You will not be able to view the property without a private inspection.

18 FALKIRK CRESCENT INVERLEIGH VIC 3321

4 2 8

Sold Price \$1,580,000 Sold Date 04-Aug-21

Distance 0.96km



99 GREGORY DRIVE INVERLEIGH VIC 3321

4 3 2

Sold Price \$1,550,000 Sold Date 06-May-22

Distance 1.06km

RS = Recent sale

UN = Undisclosed Sale

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