

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

99 GREGORY 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

\$1,490,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Farm

Suburb

Inverleigh

Period-from

01 Apr 2021

to

31 Mar 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

26 GREGORY DRIVE INVERLEIGH VIC 3321	\$1,550,000	24-Jan-22
18 FALKIRK CRESCENT INVERLEIGH VIC 3321	\$1,580,000	04-Aug-21
54 SAVAGE DRIVE INVERLEIGH VIC 3321	\$1,450,000	21-Nov-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: 14 April 2022


**26 GREGORY DRIVE INVERLEIGH
VIC 3321**

4 2 2

Sold Price

\$1,550,000

Sold Date

24-Jan-22

Distance

0.69km


**18 FALKIRK CRESCENT
INVERLEIGH VIC 3321**

4 2 8

Sold Price

\$1,580,000

Sold Date

04-Aug-21

Distance

0.69km


**54 SAVAGE DRIVE INVERLEIGH
VIC 3321**

4 2 2

Sold Price

\$1,450,000

Sold Date

21-Nov-21

Distance

1.3km

RS = Recent sale

UN = Undisclosed Sale

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