

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

LOT 1 WET LANE INGLEWOOD VIC 3517

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

\$285,000

&

\$310,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Business

Suburb

Inglewood

Period-from

01 Jun 2022

to

31 May 2023

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

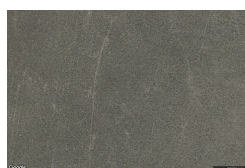
Date of sale

PALMER LANE INGLEWOOD VIC 3517	\$187,500	12-Aug-22
MILEHAM ROAD INGLEWOOD VIC 3517	\$330,000	24-Feb-23
71 SULLIVAN STREET INGLEWOOD VIC 3517	\$150,000	14-Nov-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: 24 June 2023



PALMER LANE INGLEWOOD VIC 3517

Sold Price **\$187,500** Sold Date **12-Aug-22**

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Distance **1.05km**



MILEHAM ROAD INGLEWOOD VIC 3517

Sold Price **\$330,000** Sold Date **24-Feb-23**

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Distance **1.09km**



71 SULLIVAN STREET INGLEWOOD VIC 3517

Sold Price **\$150,000** Sold Date **14-Nov-22**

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Distance **4.59km**

RS = Recent sale UN = Undisclosed Sale

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