

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 111 - Plain Bush Road, Inverleigh, 3321 |
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ 549,000 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