

## 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 or  
locality and postcode

11 Inala Road, Glenmaggie Vic 3858

#### Indicative selling price

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

Single price \$140,000

#### Median sale price\*

Median price  House  Unit  Suburb or locality

Period - From  to  Source

#### 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 eighteen 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	287 Old Joes Rd HEYFIELD 3858	\$133,000	22/05/2018
2	Tinamba Glenmaggie Rd GLENMAGGIE 3858	\$112,000	02/07/2017
3	Heyfield seaton Rd SEATON 3858	\$110,000	22/01/2018

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 eighteen months.~~

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



**Rooms:**

**Property Type:** Hobby Farm < 20 ha (Rur)

**Land Size:** 10000 sqm approx

Agent Comments

**Indicative Selling Price**

\$140,000

**No median price available**

## Comparable Properties

**287 Old Joes Rd HEYFIELD 3858 (VG)**

Agent Comments



**Price:** \$133,000

**Method:** Sale

**Date:** 22/05/2018

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 41200 sqm approx

**Tinamba Glenmaggie Rd GLENMAGGIE 3858 (VG)**

Agent Comments



**Price:** \$112,000

**Method:** Sale

**Date:** 02/07/2017

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 30000 sqm approx

**Heyfield seaton Rd SEATON 3858 (VG)**

Agent Comments



**Price:** \$110,000

**Method:** Sale

**Date:** 22/01/2018

**Rooms:** -

**Property Type:** Hobby Farm < 20 ha

**Land Size:** 20000 sqm approx