

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

160 Common Road, 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

\$839,000

or range between

\$*

&

\$

Median sale price

Important advise about the median sale price: 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 sale records, did not provide a median sale price that met the requirements of Section 47AF (2)(b) of the Estate Agents Act 1980.

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
1. 78 Savage Drive, Inverleigh VIC 3321	\$920,000	04/04/2020
2. 125 Savage Drive, Inverleigh VIC 3321	\$895,000	24/04/2020
3. 215 Mahers Road, Inverleigh VIC 3321	\$666,700	12/03/2020

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: 10th April 2020