## 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

328 MILLERS ROAD INVERMAY VIC 3352

### 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	\$1,199,000	&	\$1,299,000
Single Price		\$1,199,000	&	\$1,299,000

### Median sale price

**Important advice 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 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*.

## 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
235 SWINGLERS ROAD INVERMAY VIC 3352	\$1,385,000	08-Oct-24
10 HANDFORD COURT INVERMAY VIC 3352	\$1,140,000	14-Feb-25
37 CUMMINS ROAD MOUNT ROWAN VIC 3352	\$1,500,000	23-May-25

#### 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.

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235 SWINGLERS ROAD INVERMAY Sold Price VIC 3352

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\$1,385,000 Sold Date 08-Oct-24

Distance

0.62km



10 HANDFORD COURT INVERMAY Sold Price VIC 3352

\$1,140,000 Sold Date 14-Feb-25

Distance 1.39km

Sold Price

\$1,500,000 Sold Date 23-May-25

**37 CUMMINS ROAD MOUNT ROWAN VIC 3352** 

**=** 6

**4** 

₾ 2

₾ 2

₩ 3

\$ 10

□ 10

Distance 3.85km

**RS** = Recent sale

UN = Undisclosed Sale

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