

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

99 GRANT STREET SOUTH 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

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Inglewood

Period-from

01 Feb 2024

to

31 Jan 2025

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

37 VERDON STREET INGLEWOOD VIC 3517	\$535,000	16-Feb-24
6-8 HOUSTON STREET INGLEWOOD VIC 3517	\$550,000	13-Mar-24
6-8 LYNDBURST STREET BRIDGEWATER ON LODDON VIC 3516	\$535,000	11-Nov-24

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: 13 February 2025



37 VERDON STREET INGLEWOOD VIC 3517

3 1 -

Sold Price

\$535,000

Sold Date

16-Feb-24

Distance

0.46km



6-8 HOUSTON STREET INGLEWOOD VIC 3517

3 2 -

Sold Price

\$550,000

Sold Date

13-Mar-24

Distance

0.53km



6-8 LYNDHURST STREET BRIDGEWATER ON LODDON VIC 3516

3 1 -

Sold Price

^{RS} **\$535,000**

Sold Date

11-Nov-24

Distance

6.92km

RS = Recent sale

UN = Undisclosed Sale

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