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	31 Eucalypt Road, Inverleigh, VIC 3321

Indicative selling price

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

Single price		or range between	$545,000	&	$595,000

Median sale price

Median price	$	Property type	Other	Suburb	INVERLEIGH
Period - From	05/09/2023	to	04/09/2024	Source	core_logic

Comparable property sales

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.

	Address of comparable property	Price	Date of sale
1	263 Common Road Inverleigh Vic 3321	$520,000	2024-03-19
2	10 Mcqueen Drive Inverleigh Vic 3321	$570,000	2023-08-08
3			

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

This Statement of Information was prepared on: 05/09/2024

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Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.