

INWEST REAL ESTATE

PROPERTY PRICE STATEMENT

16 Falconberg Street, Deanside VIC 3336

PROPERTY TYPE	Vacant residential land
LAND AREA	350 m² (advised; subject to title verification)
AGENT ESTIMATED SELLING PRICE	\$405,000 (single-price estimate, subject to agent confirmation)
SUBURB MEDIAN PRICE	To be verified for the relevant property category

COMPARABLE SALES — PRELIMINARY ONLY

Reported sales below require verification of sale dates, distance, price and suitability before inclusion in an issued statutory statement.

Reported sale	Land	Reported price
Lot 2442 Easterngrey Drive, Deanside	325 m²	\$378,000
Lot 2345 Cormorant Road, Deanside	375 m²	\$397,000
2003 Implexa Road, Deanside	396 m²	\$400,000

PROPERTY DETAILS

Vacant land with an advised land area of 350 m². Frontage, title, easements, services and planning controls have not been independently verified.

ISSUE STATUS

Prepared with a proposed agent estimated selling price of \$405,000. Not ready for statutory publication until the selling agent confirms the estimate, verifies qualifying comparable sales and the applicable suburb median, and uses the current prescribed Victorian form.