

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 28 Moriarty Road, Inverleigh, VIC 3321

Indicative selling price

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

Single price or range between \$549,000 & \$595,000

Median sale price

Median price \$ 790,000 Property type House Suburb INVERLEIGH
Period - From 24/05/2023 to 23/05/2024 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 Lot 205, 24 McQueen Drive, Inverleigh, Vic 3321	\$572,000	2023-04-26
2 Lot 107, 10 McQueen Drive, Inverleigh, Vic 3321	\$570,000	2023-06-25
3 46 Cleveland Drive, Inverleigh, Vic 3321	\$600,000	2023-10-17

This Statement of Information was prepared on: 24/05/2024

