## 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 or locality and postcode

455 Swinglers Road, Invermay Vic 3352

#### Indicative selling price

For the meaning	of this price see of	consumer.vic.gov.a	au/underquoting
Range betweer	1,250,000	&	\$1,350,000
Median sale p	rice*		
Median price		Property Type	Suburb Invermay
Period - From		to	Source

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	19 Candlebark La INVERMAY 3352	\$1,475,000	13/03/2021
2	40 Carramar Dr INVERMAY 3352	\$1,300,000	16/12/2020
3	57 Kellys La SULKY 3352	\$1,125,000	03/03/2021

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:

26/10/2021 15:37

\* 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.



455 Swinglers Road, Invermay Vic 3352







Property Type: House (Previously Occupied - Detached) Land Size: 20000 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 philhayward@jelliscraig.com.au

> Indicative Selling Price \$1,250,000 - \$1,350,000 No median price available

# **Comparable Properties**

	19 Candlebark La INVERMAY 3352 (VG) 4 🎃 - 奋 -	Agent Comments
	Price: \$1,475,000 Method: Sale Date: 13/03/2021 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 24490 sqm approx	_
	40 Carramar Dr INVERMAY 3352 (REI/VG)	Agent Comments
	Price: \$1,300,000	_
- Standard	Method: Private Sale Date: 16/12/2020	
Carlos III	Property Type: House	
3		
•	Land Size: 20234.30 sqm approx	
•	Land Size: 20234.30 sqm approx 57 Kellys La SULKY 3352 (VG)	Agent Comments

**Price:** \$1,125,000 **Method:** Sale **Date:** 03/03/2021 **Property Type:** Hobby Farm < 20 ha (Rur) **Land Size:** 71408 sqm approx

#### Account - Jellis Craig | P: 03 5329 2500 | F: 03 5329 2555



Propertydata

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