

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 consumer.vic.gov.au/underquoting

Range between \$1,250,000

&

\$1,350,000

Median sale price*

Median price

Property Type

Suburb

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.

	Address 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.



Property Type: House (Previously Occupied - Detached)

Land Size: 20000 sqm approx

Agent Comments

Comparable Properties

19 Candlebark La INVERMAY 3352 (VG)

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

Method: Private Sale

Date: 16/12/2020

Property Type: House

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