

# STATEMENT OF INFORMATION

3 VERDON STREET, INGLEWOOD, VIC 3517

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 VERDON STREET, INGLEWOOD, VIC**

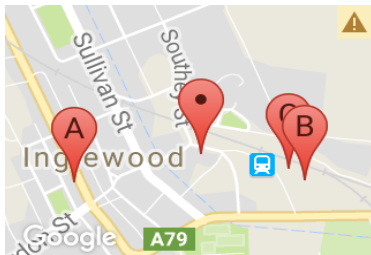
3 bedrooms 2 bathrooms -

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$215,000 to \$236,000**

## MEDIAN SALE PRICE



**INGLEWOOD, VIC, 3517**

**Suburb Median Sale Price (House)**

**\$217,500**

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

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.



**40 BROOKE ST, INGLEWOOD, VIC 3517**

3 bedrooms 1 bathroom 3 car spaces

**Sale Price**

**\$35,000**

Sale Date: 11/08/2017

Distance from Property: 431m



**10 STATION ST, INGLEWOOD, VIC 3517**

3 bedrooms 1 bathroom - car spaces

**Sale Price**

**\*\*\$160,000**

Sale Date: 02/05/2017

Distance from Property: 358m



**12 STATION ST, INGLEWOOD, VIC 3517**

3 bedrooms - bathroom - car spaces

**Sale Price**

**\$150,000**

Sale Date: 09/04/2017

Distance from Property: 298m



This report has been compiled on 24/05/2018 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

3 VERDON STREET, INGLEWOOD, VIC 3517

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$215,000 to \$236,000

Median sale price

Median price

\$217,500

House

X

Unit


Suburb

INGLEWOOD

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
40 BROOKE ST, INGLEWOOD, VIC 3517	\$35,000	11/08/2017
10 STATION ST, INGLEWOOD, VIC 3517	**\$160,000	02/05/2017
12 STATION ST, INGLEWOOD, VIC 3517	\$150,000	09/04/2017