

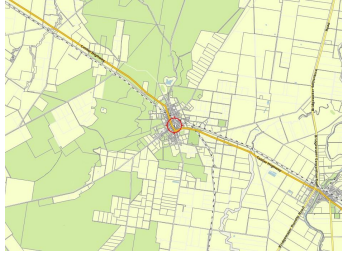
STATEMENT OF INFORMATION

"INGLEWOOD LPO" 85 GRANT STREET S, INGLEWOOD, VIC 3517

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



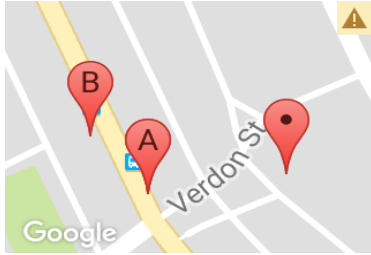
"INGLEWOOD LPO" 85 GRANT STREET S, 3 - -

Indicative Selling Price

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

Price Range: **\$565,000 to \$605,000**

MEDIAN SALE PRICE



INGLEWOOD, VIC, 3517

Suburb Median Sale Price (House)

\$208,750

01 October 2016 to 30 September 2017

Provided by:

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.



94, INGLEWOOD, VIC 3517

3 1 3

Sale Price

Price Withheld

Sale Date: 30/10/2017

Distance from Property: 116m



40 BROOKE ST, INGLEWOOD, VIC 3517

3 1 3

Sale Price

\$35,000

Sale Date: 11/08/2017

Distance from Property: 166m



11, INGLEWOOD, VIC 3517

4 1 3

Sale Price

Price Withheld

Sale Date: 04/09/2017

Distance from Property: 116m

This report has been compiled on 19/12/2017 by FP Nevins & Co Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

"INGLEWOOD LPO" 85 GRANT STREET S, INGLEWOOD, VIC 3517

Indicative selling price

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

Price Range: \$565,000 to \$605,000

Median sale price

Median price \$208,750

House

Unit

Suburb INGLEWOOD

Period 01 October 2016 to 30 September 2017

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
94, INGLEWOOD, VIC 3517	Price Withheld	30/10/2017
40 BROOKE ST, INGLEWOOD, VIC 3517	\$35,000	11/08/2017
11, INGLEWOOD, VIC 3517	Price Withheld	04/09/2017