

# STATEMENT OF INFORMATION

MCGUIRE ROAD, INGLEWOOD, VIC 3517

PREPARED BY FP NEVINS & CO REAL ESTATE PTY LTD

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**MCGUIRE ROAD, INGLEWOOD, VIC 3517**



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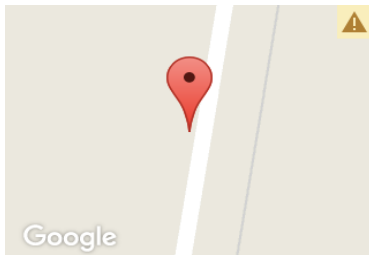
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### Indicative Selling Price

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

**Price Range: \$140,000 to \$154,000**

## MEDIAN SALE PRICE



### Suburb Median Sale Price (Other)

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

|                                             |                                   |
|---------------------------------------------|-----------------------------------|
| Address<br>Including suburb and<br>postcode | MCGUIRE ROAD, INGLEWOOD, VIC 3517 |
|---------------------------------------------|-----------------------------------|

Indicative selling price

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|              |                        |
|--------------|------------------------|
| Price Range: | \$140,000 to \$154,000 |
|--------------|------------------------|

Median sale price

|              |                                |       |  |        |                                                                                      |        |           |
|--------------|--------------------------------|-------|--|--------|--------------------------------------------------------------------------------------|--------|-----------|
| Median price |                                | House |  | Unit   |                                                                                      | Suburb | INGLEWOOD |
| Period       | 01 April 2017 to 31 March 2018 |       |  | Source |  |        |           |

Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.