

# 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 10 Slatey Creek Road, Invermay Park Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

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

Range between \$660,000 & \$700,000

### Median sale price

Median price \$692,500 Property Type House Suburb Invermay Park

Period - From 08/09/2022 to 07/09/2023 Source REIV

### 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	3 Falcon Dr INVERMAY PARK 3350	\$725,000	23/01/2023
2	5 Eagle Ct INVERMAY PARK 3350	\$670,000	17/07/2022
3	19 Patricia Ct INVERMAY PARK 3350	\$665,000	22/03/2023

**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: 08/09/2023 13:08



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**Property Type:** House  
**Land Size:** 762 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$700,000  
**Median House Price**  
08/09/2022 - 07/09/2023: \$692,500

## Comparable Properties



**3 Falcon Dr INVERMAY PARK 3350 (REI/VG)**   **Agent Comments**

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**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 23/01/2023  
**Property Type:** House  
**Land Size:** 970 sqm approx



**5 Eagle Ct INVERMAY PARK 3350 (REI/VG)**   **Agent Comments**

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**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 17/07/2022  
**Property Type:** House  
**Land Size:** 734 sqm approx



**19 Patricia Ct INVERMAY PARK 3350 (REI/VG)**   **Agent Comments**

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**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 22/03/2023  
**Property Type:** House (Res)  
**Land Size:** 815 sqm approx