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

10 Slatey Creek Road, Invermay Park Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$660,000		&		\$700,000					
Median sale p	rice									
Median price	\$692,500	Pro	operty Type	Hous	se		Suburb	Invermay Park		
Period - From	08/09/2022	to	07/09/2023		So	urce	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.

Ad	dress 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









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



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)

2

2 2



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

Agent Comments



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

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.