## 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

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