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

13 Ashford Court, Invermay Park Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$730,000		&		\$750,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Hou	se		Suburb	Invermay Park
Period - From	16/10/2022	to	15/10/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	14 St Mirren Dr NERRINA 3350	\$745,000	13/07/2023
2	10 Heights Cr BALLARAT NORTH 3350	\$745,000	01/05/2023
3	3 Falcon Dr INVERMAY PARK 3350	\$725,000	23/01/2023

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:

16/10/2023 11:37





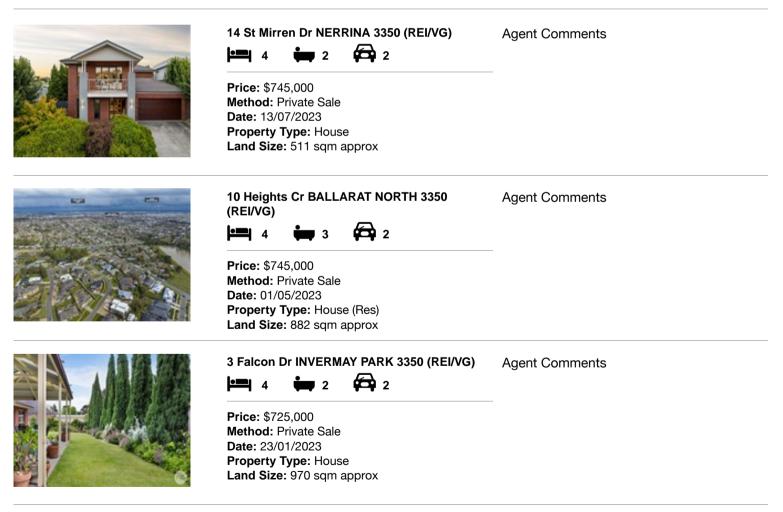
Scott Petrie



Property Type: House (Previously Occupied - Detached) Agent Comments 03 53 334 322 0418 503 764 scott@trevorpetrie.com.au

Indicative Selling Price \$730,000 - \$750,000 Median House Price 16/10/2022 - 15/10/2023: \$690,000

Comparable Properties



Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922





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