

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 consumer.vic.gov.au/underquoting

Range between

\$730,000

&

\$750,000

Median sale price

Median price

\$690,000

Property Type

House

Suburb

Invermay Park

Period - From

16/10/2022

to

15/10/2023

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	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



Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



14 St Mirren Dr NERRINA 3350 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 13/07/2023

Property Type: House

Land Size: 511 sqm approx



10 Heights Cr BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 01/05/2023

Property Type: House (Res)

Land Size: 882 sqm approx



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