

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 and
postcode

7 WEDGE CIRCUIT INVERMAY PARK VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Invermay Park

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

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

5 ORKNEY COURT BALLARAT NORTH VIC 3350	\$1,110,000	11-Mar-24
19 BOTANIC DRIVE BALLARAT NORTH VIC 3350	\$1,100,000	12-Feb-23
10 VIEW POINT DRIVE BALLARAT NORTH VIC 3350	\$1,300,000	21-Nov-23

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: 14 May 2024



**5 ORKNEY COURT BALLARAT
 NORTH VIC 3350**

 3  2  2

Sold Price **\$1,110,000** Sold Date **11-Mar-24**

Distance **0.86km**



**19 BOTANIC DRIVE BALLARAT
 NORTH VIC 3350**

 4  2  2

Sold Price **\$1,100,000** Sold Date **12-Feb-23**

Distance **1.24km**



**10 VIEW POINT DRIVE BALLARAT
 NORTH VIC 3350**

 4  2  4

Sold Price **\$1,300,000** Sold Date **21-Nov-23**

Distance **1.4km**

RS = Recent sale UN = Undisclosed Sale

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