

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

2 Parkmore Place, Invermay Park, VIC 3350

### Indicative selling price

\$ 495,000 - \$520,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 477,500

House

\*Delete house or unit as applicable

Suburb  
INVERMAY PARK

Period  
31/10/2018 - 29/04/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



14 KILDARE COURT  
INVERMAY PARK

3 2 2

Normal Sale \$480,000  
Date Sold 14/12/2018  
Land 850 sqm



4 EAGLE COURT  
INVERMAY PARK

4 2 2

Normal Sale \$550,000  
Date Sold 05/11/2018  
Land 885 sqm



7 KESTREL COURT  
INVERMAY PARK

4 2 2

Normal Sale \$500,000  
Date Sold 05/12/2018  
Land 751 sqm