

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

30 White Swan Road, Invermay Vic 3352

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$720,000

Median sale price*

Median price

House

Unit

Suburb or locality

Invermay

Period - From

to

Source

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 eighteen 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	30 Slatey Creek Rd.N INVERMAY 3352	\$777,000	12/06/2019
2	14 Stringybark Dr BROWN HILL 3350	\$740,000	14/05/2018
3	351 Millers Rd INVERMAY 3352	\$650,000	01/06/2018

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



4
 2
 4

Rooms: 6

Property Type: House

Agent Comments

Located within Ballarat's premier lifestyle property district, only minutes' drive North of the city limits is this impressive 5-acre (approx) property. The home comprises 4 bedrooms including master with ensuite and walk-in-robe. An open plan kitchen/meal/living area is further complimented with a separate lounge and a North facing sunroom. Features include wood heating, quality kitchen appliances, ducted evaporative cooling and spacious outdoor living spaces at the front and rear of the home.

Comparable Properties



30 Slatey Creek Rd.N INVERMAY 3352 (REI)

Agent Comments

4
 2
 6

Price: \$777,000

Method: Private Sale

Date: 12/06/2019

Rooms: -

Property Type: House

Land Size: 14164.01 sqm approx



14 Stringybark Dr BROWN HILL 3350 (VG)

Agent Comments

4
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Price: \$740,000

Method: Sale

Date: 14/05/2018

Rooms: -

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 31530 sqm approx



351 Millers Rd INVERMAY 3352 (REI/VG)

Agent Comments

4
 2
 4

Price: \$650,000

Method: Private Sale

Date: 01/06/2018

Rooms: 7

Property Type: House

Land Size: 29947 sqm approx