

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

54 HARRIER DRIVE 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

\$679,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Invermay Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

19 PATRICIA COURT INVERMAY PARK VIC 3350	\$665,000	22-Mar-23
5 EAGLE COURT INVERMAY PARK VIC 3350	\$670,000	17-Jul-22
14 MILLFORD COURT INVERMAY PARK VIC 3350	\$645,000	20-Jun-22

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: 12 September 2023

McGrath

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19 PATRICIA COURT INVERMAY PARK VIC 3350

 3  2  2

Sold Price

\$665,000

Sold Date

22-Mar-23

Distance

0.15km



5 EAGLE COURT INVERMAY PARK VIC 3350

 4  2  2

Sold Price

\$670,000

Sold Date

17-Jul-22

Distance

0.74km



14 MILLFORD COURT INVERMAY PARK VIC 3350

 3  2  2

Sold Price

\$645,000

Sold Date

20-Jun-22

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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