

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

308 Millers Road, Invermay Vic 3352

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,200,000

Median sale price

Median price

X

House

Unit

Suburb or locality

Invermay

Period - From

to

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 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	73 Acacia St INVERMAY 3352	\$1,360,000	23/06/2016
2	275 Millers Rd INVERMAY 3352	\$1,200,000	29/06/2016
3	20 Banksia St INVERMAY 3352	\$1,110,000	17/03/2017

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 situation and our sales records (if any), does not provide a median sale price that meets the requirements of section 47AF (2) (b) of the Estate Agents Act 1980.**



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Indicative Selling Price
\$1,150,000 - \$1,200,000

Rooms:
Property Type: House
Land Size: 20235 sqm approx
 Agent Comments

Completed in 2013, this neo-Federation styled home embodies the very best of modern country style, combined with environmental sustainability! Located in the heart of Ballarat's premier lifestyle suburb, the property offers elevated views, 5.13 acres with numerous paddocks plus the added bonus of established trees and gardens providing uncompromising privacy. Accommodation comprises a luxury master bedroom complete with ensuite, walk in robe and French doors opening on to the veranda, plus children's wing comprising of 3 bedrooms all with built in robes and a rumpus room.

Comparable Properties



73 Acacia St INVERMAY 3352 (REI/VG)

Agent Comments

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Price: \$1,360,000
Method: Private Sale
Date: 23/06/2016
Rooms: 9
Property Type: House (Res)
Land Size: 20170 sqm approx



275 Millers Rd INVERMAY 3352 (REI/VG)

Agent Comments

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Price: \$1,200,000
Method: Private Sale
Date: 29/06/2016
Rooms: 7
Property Type: House (Res)
Land Size: 22240 sqm approx



20 Banksia St INVERMAY 3352 (REI/VG)

Agent Comments

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Price: \$1,110,000
Method: Private Sale
Date: 17/03/2017
Rooms: 7
Property Type: House
Land Size: 61190 sqm approx