

STATEMENT OF INFORMATION

Single residential property located outside Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

32 Lemuela Court, Invermay Park, VIC 3350

Indicative selling price

Single Price or Range between

\$580,000 - \$620,000

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

Median sale price

Median Price

\$475,000

Property Type

House

Suburb

INVERMAY PARK

Period From

18/03/2018

Period To

18/09/2019

Source

Core Logic

Comparable property sales

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



105 ARAPILES STREET
NERRINA

3 2 3

Price \$615,000
Date of Sale 29/06/2019
Land 1717 sqm



8 FALCON DRIVE
INVERMAY PARK

4 2 6

Price \$640,000
Date of Sale 23/05/2019
Land 834 sqm



1 FALCON DRIVE
INVERMAY PARK

4 3 2

Price \$599,000
Date of Sale 01/05/2019
Land 970 sqm