# 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	Property Type	Suburb
\$475,000	House	INVERMAY PARK
Period From	Period To	Source
18/03/2018	18/09/2019	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



# **105 ARAPILES STREET** NERRINA

**Price** \$615,000

Date of Sale 29/06/2019

**Land** 1717 sgm

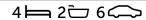


# **8 FALCON DRIVE** INVERMAY PARK

**Price** \$640.000

Date of Sale 23/05/2019

Land 834 sqm



3 **⇒** 2 **→** 3 **⇔** 



**Price** \$599.000

Date of Sale 01/05/2019

Land 970 sqm