

4 Peregrine Court, Invermay Park Vic 3350



Trevor Petrie

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Indicative Selling Price

\$795,000

Median House Price

06/04/2021 - 05/04/2022: \$680,000



4 2 6

Rooms: 8

Property Type: Residence

Land Size: 1162 sqm approx

Agent Comments

Comparable Properties



110 Norman St BALLARAT NORTH 3350
(REI/VG)

Agent Comments

4 3 3

Price: \$820,000

Method: Private Sale

Date: 14/07/2021

Property Type: House

Land Size: 1116 sqm approx



148 Moola St BALLARAT NORTH 3350
(REI/VG)

Agent Comments

4 2 4

Price: \$808,000

Method: Private Sale

Date: 14/12/2021

Property Type: House (Res)

Land Size: 1086 sqm approx



3 Castlebar CI INVERMAY PARK 3350 (VG)

Agent Comments

4 - -

Price: \$785,000

Method: Sale

Date: 17/01/2022

Property Type: House (Res)

Land Size: 1205 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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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

4 Peregrine Court, Invermay Park Vic 3350

Indicative selling price

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

Single price

\$795,000

Median sale price

Median price

\$680,000

Property Type

House

Suburb

Invermay Park

Period - From

06/04/2021

to

05/04/2022

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 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
1	110 Norman St BALLARAT NORTH 3350	\$820,000	14/07/2021
2	148 Moola St BALLARAT NORTH 3350	\$808,000	14/12/2021
3	3 Castlebar CI INVERMAY PARK 3350	\$785,000	17/01/2022

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:

06/04/2022 12:17