



Rooms:

Property Type:

Agent Comments

Situated in Ballarat's most sought after lifestyle location, offering a rare purchasing opportunity. The lot is fully fenced, has electricity to a pit and main water connections available. Offering a picturesque Northerly aspect, be quick as this is the last remaining lot and will not last long.

Comparable Properties

Slatey Creek Rd INVERMAY 3352 (VG)

Agent Comments



Price: \$385,000

Method: Sale

Date: 30/06/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 40091 sqm

Frasers Rd INVERMAY 3352 (VG)

Agent Comments



Price: \$358,000

Method: Sale

Date: 12/01/2016

Rooms: -

Property Type: Hobby Farm < 20 ha

Land Size: 20133 sqm



lot 4 Silverwattle Dr INVERMAY 3352 (REI)

Agent Comments



Price: \$305,000

Method: Private Sale

Date: 08/12/2015

Rooms: -

Property Type: Land (Res)

Land Size: 20235 sqm

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

Lot 2 Slatey Creek Road, Invermay Vic 3352

Indicative selling price

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

Range between

\$275,000

&

\$295,000

Median sale price

Median price

House

X

Suburb or locality

Invermay

Period - From

to

Source

REIV

Comparable property sales

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
Slatey Creek Rd INVERMAY 3352	\$385,000	30/06/2016
Fraser's Rd INVERMAY 3352	\$358,000	12/01/2016
lot 4 Silverwattle Dr INVERMAY 3352	\$305,000	08/12/2015