

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 and
postcode

3 Suburban Avenue Invermay Park VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$555,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

House

Suburb

Invermay Park

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

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

32 Lemuela Court Invermay Park VIC 3350	\$590,000	19-Nov-19
17 Harrier Drive Invermay Park VIC 3350	\$580,000	13-Dec-19
207 Howard Street Soldiers Hill VIC 3350	\$580,000	02-Oct-19

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.~~

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McGrath

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32 Lemuela Court Invermay Park VIC 3350

Sold Price

\$590,000

Sold Date

19-Nov-19

 4  2  4

Distance

0.7km



17 Harrier Drive Invermay Park VIC 3350

Sold Price

\$580,000

Sold Date

13-Dec-19

 3  2  2

Distance

1.09km



207 Howard Street Soldiers Hill VIC 3350

Sold Price

Sold Date

02-Oct-19

 3  1  2

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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