Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 4 Club Crescent, Invermay Park Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$490,000		&		\$520,000			
Median sale p	rice							
Median price	\$600,000	Pro	operty Type	Hou	ISE		Suburb	Invermay Park
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1213 Doveton St.N INVERMAY PARK 3350	\$502,000	19/07/2024
2	1233 Doveton St INVERMAY PARK 3350	\$495,000	23/04/2024
3	732 Norman St INVERMAY PARK 3350	\$470,000	06/02/2024

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:

18/12/2024 10:12



4 Club Crescent, Invermay Park Vic 3350





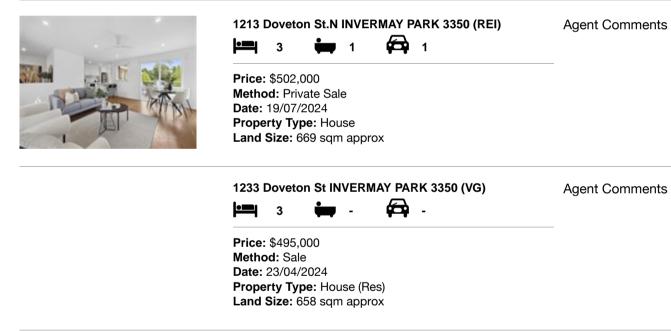


Property Type: House (Res) Land Size: 784 sqm approx Agent Comments

Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$490,000 - \$520,000 Median House Price Year ending September 2024: \$600,000

Comparable Properties





732 Norman St INVERMAY PARK 3350 (REI/VG) •

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Agent Comments

Price: \$470,000 Method: Private Sale Date: 06/02/2024 Property Type: House Land Size: 668 sqm approx

Account - Ballarat Property Agents | P: 03 5324 2408



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