

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 Club Crescent, Invermay Park Vic 3350

Indicative selling price

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

Range between \$490,000 & \$520,000

Median sale price

Median price \$600,000 Property Type House Suburb Invermay Park

Period - From 01/10/2023 to 30/09/2024 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	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.~~

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Indicative Selling Price

\$490,000 - \$520,000

Median House Price

Year ending September 2024: \$600,000



3 1 2

Property Type: House (Res)

Land Size: 784 sqm approx

Agent Comments

Comparable Properties



1213 Doveton St.N INVERMAY PARK 3350 (REI)

Agent Comments

3 1 1

Price: \$502,000

Method: Private Sale

Date: 19/07/2024

Property Type: House

Land Size: 669 sqm approx

1233 Doveton St INVERMAY PARK 3350 (VG)

Agent Comments

3 - -

Price: \$495,000

Method: Sale

Date: 23/04/2024

Property Type: House (Res)

Land Size: 658 sqm approx



732 Norman St INVERMAY PARK 3350 (REI/VG)

Agent Comments

3 1 1

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