

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 22 Harrier Drive, Invermay Park Vic 3350
Including suburb or locality and postcode

Indicative selling price

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

Range between \$875,000 & \$895,000

Median sale price

Median price \$587,500 Property Type House Suburb Invermay Park

Period - From 18/11/2023 to 17/11/2024 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	28 Fairway Ct INVERMAY PARK 3350	\$835,000	18/07/2024
2	8 Mikaela Ct BALLARAT NORTH 3350	\$845,000	11/07/2024
3	2 Park View Ct BALLARAT NORTH 3350	\$875,000	17/08/2023

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: 18/11/2024 16:43



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**Property Type:** House (Res)**Land Size:** 855 sqm approx

Agent Comments

Indicative Selling Price

\$875,000 - \$895,000

Median House Price

18/11/2023 - 17/11/2024: \$587,500

Comparable Properties

**28 Fairway Ct INVERMAY PARK 3350 (REI/VG)**

Agent Comments

**Price:** \$835,000**Method:** Private Sale**Date:** 18/07/2024**Property Type:** House**Land Size:** 849 sqm approx**8 Mikaela Ct BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

**Price:** \$845,000**Method:** Private Sale**Date:** 11/07/2024**Property Type:** House**Land Size:** 556 sqm approx**2 Park View Ct BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

**Price:** \$875,000**Method:** Private Sale**Date:** 17/08/2023**Property Type:** House**Land Size:** 1784 sqm approx

Account - Ray White Ballarat | P: 03 5333 4444 | F: 03 5333 4300