

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 44 Carramar Drive, Invermay Vic 3352  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$920,000 & \$970,000

### Median sale price

Median price \$777,000 Property Type House Suburb Invermay

Period - From 11/09/2018 to 10/09/2019 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 eighteen 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		
2		
3		

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 eighteen months.

This Statement of Information was prepared on: 16/09/2019

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 4  2  6

**Property Type:** House

**Land Size:** 21340 sqm approx

Agent Comments

**Indicative Selling Price**

\$920,000 - \$970,000

**Median House Price**

11/09/2018 - 10/09/2019: \$777,000

Boasting a quiet and elevated position at the end of a court, this is an outstanding 5 acre lifestyle property, located in the heart of Ballarat's' premier lifestyle property district. The quality brick home has a commanding street position with views back towards the Ballarat township. Accommodation comprises a master bedroom complete with a modern ensuite and walk in robe, and three more bedrooms all with built in robes.

## Comparable Properties

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 eighteen months.