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

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 44 Carramar Drive, Invermay Vic 3352

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$920,000		&		\$970,000			
Median sale pr	rice							
Median price	\$777,000	Pro	operty Type	Hou	se		Suburb	Invermay
Period - From	11/09/2018	to	10/09/2019		So	ource	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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

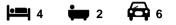
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

16/09/2019



hockingstuart



Property Type: House Land Size: 21340 sqm approx Agent Comments Phil Hayward 03 5329 2517 0419 107 112 phayward@hockingstuart.com.au

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.

Account - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.