

## 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 and  
postcode

8 SANDY CRESCENT INVERMAY PARK VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$919,000

&

\$969,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Invermay Park

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### 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

33 HEIGHTS CRESCENT BALLARAT NORTH VIC 3350	\$940,000	29-Feb-24
4 HEATH COURT BALLARAT NORTH VIC 3350	\$975,000	23-Nov-23
832 CHISHOLM STREET BLACK HILL VIC 3350	\$900,000	18-Nov-23

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: 17 November 2024

# McGrath

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**33 HEIGHTS CRESCENT BALLARAT NORTH VIC 3350** Sold Price **\$940,000** Sold Date **29-Feb-24**

 5  2  2

Distance **1.88km**



**4 HEATH COURT BALLARAT NORTH VIC 3350** Sold Price **\$975,000** Sold Date **23-Nov-23**

 5  2  2

Distance **2.19km**



**832 CHISHOLM STREET BLACK HILL VIC 3350** Sold Price **\$900,000** Sold Date **18-Nov-23**

 4  2  2

Distance **3.56km**

RS = Recent sale

UN = Undisclosed Sale

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