

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

16 NORTHWOOD COURT INVERMAY PARK VIC 3350

Indicative selling price

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

Single Price

or range
between

\$499,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Invermay Park

Period-from

01 Feb 2022

to

31 Jan 2023

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

6 NORTHWOOD COURT INVERMAY PARK VIC 3350	\$550,000	23-Nov-22
8 LAVINIA DRIVE BALLARAT NORTH VIC 3350	\$530,000	28-Nov-22
38 SHELLEY STREET WENDOUREE VIC 3355	\$540,000	01-Dec-22

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: 21 February 2023



**6 NORTHWOOD COURT
INVERMAY PARK VIC 3350**

 3  1  2

Sold Price

\$550,000

Sold Date **23-Nov-22**

Distance **0.13km**



**8 LAVINIA DRIVE BALLARAT
NORTH VIC 3350**

 3  1  1

Sold Price

\$530,000

Sold Date **28-Nov-22**

Distance **1.65km**



**38 SHELLEY STREET WENDOUREE
VIC 3355**

 3  1  2

Sold Price

\$540,000

Sold Date **01-Dec-22**

Distance **2.2km**

RS = Recent sale

UN = Undisclosed Sale

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