

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

164 Bogong Avenue, Invermay Park, VIC 3350

### Indicative selling price

\$ 450,000 - \$475,000

Range between

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

### Median sale price

Median price  
\$ 465,000

House

\*Delete house or unit as applicable

Suburb  
INVERMAY PARK

Period  
07/09/2018 - 06/03/2019

Source  
Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



**13 KENMARE CRESCENT  
INVERMAY PARK**

4 2 2

Agents Advice - Sale \*\$450,000  
Date Sold 06/02/2019  
Land 941 sqm



**4 CASHEL COURT  
INVERMAY PARK**

3 2 2

Normal Sale \$470,000  
Date Sold 25/10/2018  
Land 914 sqm



**12 ORKNEY COURT  
BALLARAT NORTH**

4 1 2

Normal Sale \$479,000  
Date Sold 20/11/2018  
Land 671 sqm