

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

10 KENMARE CRESCENT 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

\$579,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Invermay Park

Period-from

01 Sep 2022

to

31 Aug 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
43 MIDLANDS DRIVE BALLARAT NORTH VIC 3350	\$570,000	06-Sep-23
4 KESTREL COURT INVERMAY PARK VIC 3350	\$570,000	30-Sep-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: 25 September 2023



**6 NORTHWOOD COURT
INVERMAY PARK VIC 3350**

3 1 2

Sold Price **\$550,000** Sold Date **23-Nov-22**

Distance **0.35km**



**43 MIDLANDS DRIVE BALLARAT
NORTH VIC 3350**

3 2 2

Sold Price ^{RS} **\$570,000** Sold Date **06-Sep-23**

Distance **1.39km**



**4 KESTREL COURT INVERMAY
PARK VIC 3350**

3 2 2

Sold Price **\$570,000** Sold Date **30-Sep-22**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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