

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

8 Suburban Avenue, Invermay Park Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$370,000 & \$390,000

Median sale price

Median price \$480,000 Property Type House Suburb Invermay Park

Period - From 01/07/2018 to 30/06/2019 Source 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 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
1	1016 Armstrong St.N BALLARAT NORTH 3350	\$391,000	18/01/2019
2	4 Linden Av WENDOUREE 3355	\$391,000	28/05/2018
3	1107 Armstrong St.N BALLARAT NORTH 3350	\$375,000	18/02/2019

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:

16/09/2019



3 1 2

Rooms: 6

Property Type: House

Agent Comments

Located just down the road from the Northway shopping centre and Midlands Golf Club is this superbly presented weatherboard home in a quiet court locale. Light filled and spacious open kitchen/meals/living area with electric oven, gas cooktop and dishwasher, main bathroom with separate toilet and three spacious bedrooms (two with built in robes). Outside features an elevated undercover alfresco looking out onto the manicured gardens perfect for entertaining friends and family. The carport with roller door leads down to the additional lock up garage with extra storage space.

Comparable Properties



1016 Armstrong St.N BALLARAT NORTH 3350 Agent Comments
(REI/VG)

3 1 3

Price: \$391,000

Method: Private Sale

Date: 18/01/2019

Property Type: House

Land Size: 750 sqm approx



4 Linden Av WENDOUREE 3355 (REI/VG)

Agent Comments

3 1 1

Price: \$391,000

Method: Private Sale

Date: 28/05/2018

Rooms: 6

Property Type: House (Res)

Land Size: 625 sqm approx



1107 Armstrong St.N BALLARAT NORTH 3350 Agent Comments
(REI/VG)

3 1 1

Price: \$375,000

Method: Private Sale

Date: 18/02/2019

Rooms: 4

Property Type: House

Land Size: 634 sqm approx