# WE DELIVER RESULTS

### STATEMENT OF INFORMATION

726 NORMAN STREET, INVERMAY PARK, VIC 3350
PREPARED BY BIGGIN & SCOTT BALLARAT, 1006A STURT STREET BALLARAT





#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



#### 726 NORMAN STREET, INVERMAY PARK, 🕮 5 🕒 2







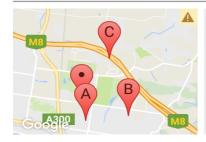
**Indicative Selling Price** 

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

Price Range:

\$359,000 to \$389,000

#### **MEDIAN SALE PRICE**



#### **INVERMAY PARK, VIC, 3350**

**Suburb Median Sale Price (House)** 

\$385,000

01 July 2016 to 30 June 2017

Provided by: **pricefinder** 

#### **COMPARABLE PROPERTIES**

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.



27 PALING ST, BALLARAT NORTH, VIC 3350







Sale Price

\$370,000

Sale Date: 01/04/2017

Distance from Property: 544m

















Sale Price

\$385,000

Sale Date: 23/03/2017

Distance from Property: 1.3km





9 PATRICIA CRT, INVERMAY PARK, VIC 3350









Sale Price

\*\$379,000

Sale Date: 01/05/2017

Distance from Property: 1.4km



#### 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 and postcode	726 NORMAN STREET, INVERMAY PARK, VIC 3350
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#### Indicative selling price

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

Price Range: \$359,000 to \$389,000

#### Median sale price

Median price	\$385,000	House	Unit	Suburb	INVERMAY PARK
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

#### Comparable property sales

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
27 PALING ST, BALLARAT NORTH, VIC 3350	\$370,000	01/04/2017
7 JEDON CRT, BALLARAT NORTH, VIC 3350	\$385,000	23/03/2017
9 PATRICIA CRT, INVERMAY PARK, VIC 3350	*\$379,000	01/05/2017

