

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 or
locality and postcode

51 Club Crescent, Invermay Park Vic 3350

Indicative selling price

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

Range between

\$840,000

&

\$880,000

Median sale price

Median price

\$490,000

Property Type

House

Suburb

Invermay Park

Period - From

01/10/2019

to

30/09/2020

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	47a Club Cr INVERMAY PARK 3350	\$960,000	24/01/2020
2	1125 Lydiard St.N BALLARAT NORTH 3350	\$880,000	11/11/2020
3	115 Walker St BLACK HILL 3350	\$830,000	18/12/2019

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:

02/12/2020 14:36

51 Club Crescent, Invermay Park Vic 3350

Nathan Baker
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Indicative Selling Price

\$840,000 - \$880,000

Median House Price

Year ending September 2020: \$490,000



4 2 6

Rooms: 10

Property Type:

Land Size: 1463 sqm approx

Agent Comments

Comparable Properties



47a Club Cr INVERMAY PARK 3350 (REI/VG)

Agent Comments

6 3 6

Price: \$960,000

Method: Private Sale

Date: 24/01/2020

Property Type: House (Res)

Land Size: 3500 sqm approx



1125 Lydiard St.N BALLARAT NORTH 3350 (REI)

Agent Comments

5 3 4

Price: \$880,000

Method: Private Sale

Date: 11/11/2020

Property Type: House

Land Size: 1150 sqm approx



115 Walker St BLACK HILL 3350 (REI/VG)

Agent Comments

5 3 2

Price: \$830,000

Method: Private Sale

Date: 18/12/2019

Property Type: House

Land Size: 3100 sqm approx