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

4 Kildare Court, Invermay Park Vic 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$690,000		&		\$720,000				
Median sale price									
Median price	\$600,000	Pro	Property Type Ho		ouse		Suburb	Invermay Park	
Period - From	01/10/2023	to	30/09/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Philippa Ct INVERMAY PARK 3350	\$702,500	19/12/2023
2	13 Ashford Ct INVERMAY PARK 3350	\$700,000	14/12/2023
3	7 Kestrel Ct INVERMAY PARK 3350	\$655,000	24/10/2023

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:

15/01/2025 13:34









Property Type: House Land Size: 971 sqm approx Agent Comments Lisa Horvat 03 5324 2408 0400 533 667 lisa@ballaratpropertyagents.com.au

Indicative Selling Price \$690,000 - \$720,000 Median House Price Year ending September 2024: \$600,000

Comparable Properties

5 Philippa Ct INVERMAY PARK 3350 (REI/VG) 4 2 2 2 Price: \$702,500 Method: Private Sale Date: 19/12/2023 Property Type: House Land Size: 878 sqm approx	Agent Comments
13 Ashford Ct INVERMAY PARK 3350 (REI/VG) Image: A Image: A 2 Image: A Price: \$700,000 Method: Private Sale Date: 14/12/2023 Property Type: House Land Size: 850 sqm approx	Agent Comments
7 Kestrel Ct INVERMAY PARK 3350 (REI/VG) 4 2 2 Price: \$655,000 Method: Private Sale Date: 24/10/2023 Property Type: House Land Size: 751 sqm approx	Agent Comments

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