

# 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 4 Kildare Court, Invermay Park Vic 3350  
Including suburb or locality and postcode

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$720,000

### Median sale price

Median price \$600,000 Property Type House Suburb Invermay Park

Period - From 01/10/2023 to 30/09/2024 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	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

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**Indicative Selling Price**

\$690,000 - \$720,000

**Median House Price**

Year ending September 2024: \$600,000



4   2   2

**Property Type:** House

**Land Size:** 971 sqm approx

Agent Comments

## Comparable Properties



**5 Philippa Ct INVERMAY PARK 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$702,500

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** House

**Land Size:** 878 sqm approx



**13 Ashford Ct INVERMAY PARK 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$700,000

**Method:** Private Sale

**Date:** 14/12/2023

**Property Type:** House

**Land Size:** 850 sqm approx



**7 Kestrel Ct INVERMAY PARK 3350 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$655,000

**Method:** Private Sale

**Date:** 24/10/2023

**Property Type:** House

**Land Size:** 751 sqm approx

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