

## 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 and  
postcode

6 CURRAGH COURT INVERMAY PARK VIC 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,500

Property type

House

Suburb

Invermay Park

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4 KILDARE COURT INVERMAY PARK VIC 3350	\$720,000	20-Feb-25
105 SLATEY CREEK ROAD INVERMAY PARK VIC 3350	\$650,000	08-Dec-24
50 HARRIER DRIVE INVERMAY PARK VIC 3350	\$787,500	07-Dec-24

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.~~

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**4 KILDARE COURT INVERMAY  
PARK VIC 3350**

4 2 2

Sold Price

<sup>RS</sup> **\$720,000** Sold Date **20-Feb-25**

Distance **0.2km**



**105 SLATEY CREEK ROAD  
INVERMAY PARK VIC 3350**

4 2 2

Sold Price

**\$650,000** Sold Date **08-Dec-24**

Distance **0.28km**



**50 HARRIER DRIVE INVERMAY  
PARK VIC 3350**

4 2 4

Sold Price

**\$787,500** Sold Date **07-Dec-24**

Distance **0.75km**



**320 HEINZ LANE INVERMAY PARK  
VIC 3350**

3 2 1

Sold Price

**\$650,000** Sold Date **16-Oct-24**

Distance **0.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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