

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

9 Suburban Avenue Invermay Park VIC 3350

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Invermay Park

Period-from

01 Jul 2019

to

30 Jun 2020

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

8 Suburban Avenue Invermay Park VIC 3350	\$385,000	07-Sep-19
708 Norman Street Invermay Park VIC 3350	\$440,000	12-Jun-19
1201 Doveton Street North Invermay Park VIC 3350	\$402,000	13-Dec-19

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: 08 July 2020



8 Suburban Avenue Invermay Park VIC 3350

3 1 2

Sold Price

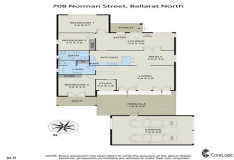
\$385,000

Sold Date

07-Sep-19

Distance

0.05km



708 Norman Street Invermay Park VIC 3350

3 1 2

Sold Price

\$440,000

Sold Date

12-Jun-19

Distance

0.1km



1201 Doveton Street North Invermay Park VIC 3350

3 1 1

Sold Price

\$402,000

Sold Date

13-Dec-19

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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