

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

10 Slatey Creek Road, Invermay Park Vic 3350

Indicative selling price

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

Range between \$600,000 & \$640,000

Median sale price

Median price \$655,000 Property Type House Suburb Invermay Park

Period - From 27/11/2022 to 26/11/2023 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	7 Kestrel Ct INVERMAY PARK 3350	\$655,000	24/10/2023
2	13 Bogong Av INVERMAY PARK 3350	\$650,000	21/08/2023
3	21 Wicklow Dr INVERMAY PARK 3350	\$640,000	02/08/2022

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:

27/11/2023 10:11

10 Slatey Creek Road, Invermay Park Vic 3350



4 2 2

Property Type: House
Land Size: 762 sqm approx
Agent Comments

Indicative Selling Price

\$600,000 - \$640,000

Median House Price

27/11/2022 - 26/11/2023: \$655,000

Comparable Properties



7 Kestrel Ct INVERMAY PARK 3350 (REI)

Agent Comments

4 2 2

Price: \$655,000
Method: Private Sale
Date: 24/10/2023
Property Type: House
Land Size: 751 sqm approx



13 Bogong Av INVERMAY PARK 3350 (VG)

Agent Comments

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Price: \$650,000
Method: Sale
Date: 21/08/2023
Property Type: House (Res)
Land Size: 790 sqm approx



21 Wicklow Dr INVERMAY PARK 3350 (REI/VG) **Agent Comments**

4 2 2

Price: \$640,000
Method: Private Sale
Date: 02/08/2022
Property Type: House (Res)
Land Size: 850 sqm approx

Account - Doepel Lilley & Taylor Ballarat | P: 03 5331 2000 | F: 03 5332 1559



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