

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

4 Falcon Drive, Invermay Park, VIC 3350

Indicative selling price

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

Single price

or range between

\$699,000

&

\$749,000

Median sale price

Median price

\$ 476,750

Property type

House

Suburb

INVERMAY PARK

Period - From

08/10/2019

to

08/04/2021

Source

CoreLogic

Comparable property sales

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 28 Harrier Drive Invermay Park | \$685,000 | 10/03/2021 |
| 2 4 Orkney Court Ballarat North | \$750,000 | 26/01/2021 |
| 3 163 Bogong Avenue Invermay Park | \$705,000 | 25/10/2019 |

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:

08/04/2021