

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

12 Lemuela Court, Invermay Park Vic 3350

Indicative selling price

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

Range between \$600,000

&

\$630,000

Median sale price

Median price \$657,500

Property Type House

Suburb Invermay Park

Period - From 01/10/2021

to

30/09/2022

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	6 Kenmare Cr INVERMAY PARK 3350	\$675,000	31/08/2021
2	2 Millford Ct INVERMAY PARK 3350	\$647,500	20/10/2022
3	14 Millford Ct INVERMAY PARK 3350	\$645,000	22/06/2022

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:

29/11/2022 14:23

12 Lemuela Court, Invermay Park Vic 3350



Phil Petrie

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Indicative Selling Price

\$600,000 - \$630,000

Median House Price

Year ending September 2022: \$657,500



3 2 4

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 852 sqm approx

Agent Comments

Comparable Properties



6 Kenmare Cr INVERMAY PARK 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$675,000

Method: Private Sale

Date: 31/08/2021

Property Type: House

Land Size: 916 sqm approx



2 Millford Ct INVERMAY PARK 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$647,500

Method: Private Sale

Date: 20/10/2022

Property Type: House

Land Size: 871 sqm approx



14 Millford Ct INVERMAY PARK 3350 (REI/VG) **Agent Comments**

3 2 2

Price: \$645,000

Method: Private Sale

Date: 22/06/2022

Property Type: House (Res)

Land Size: 849 sqm approx

Account - Trevor Petrie RE | P: 03 5333 4322 | F: 03 5333 2922



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