

# 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

1203 Doveton Street North, Invermay Park Vic 3350

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$415,000

&

\$440,000

### Median sale price

Median price

\$490,000

Property Type

House

Suburb

Invermay Park

Period - From

01/10/2019

to

30/09/2020

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	706 Norman St INVERMAY PARK 3350	\$460,000	22/09/2020
2	204 Landsborough St BALLARAT NORTH 3350	\$414,000	16/10/2020
3	1201 Doveton St INVERMAY PARK 3350	\$402,000	13/12/2019

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:

17/11/2020 12:27

1203 Doveton Street North, Invermay Park Vic 3350



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**Indicative Selling Price**

\$415,000 - \$440,000

**Median House Price**

Year ending September 2020: \$490,000



**Property Type:**

Agent Comments

## Comparable Properties



**706 Norman St INVERMAY PARK 3350 (REI)**

Agent Comments



**Price:** \$460,000

**Method:** Private Sale

**Date:** 22/09/2020

**Property Type:** House



**204 Landsborough St BALLARAT NORTH 3350 (REI)** Agent Comments



**Price:** \$414,000

**Method:** Private Sale

**Date:** 16/10/2020

**Rooms:** 5

**Property Type:** House (Res)



**1201 Doveton St INVERMAY PARK 3350 (REI/VG)**

Agent Comments



**Price:** \$402,000

**Method:** Private Sale

**Date:** 13/12/2019

**Property Type:** House

**Land Size:** 718 sqm approx

**Account** - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.