

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

23 Clearview Road, Invermay Vic 3352

Indicative selling price

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

Single price \$1,050,000

Median sale price*

Median price House Unit Suburb or locality Invermay

Period - From to Source

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 eighteen 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	13 Pyrenees Vista CI INVERMAY 3352	\$1,515,000	16/07/2018
2	35 Pyrenees Vista CI INVERMAY 3352	\$1,460,000	22/02/2018
3	308 Millers Rd INVERMAY 3352	\$1,130,000	29/09/2017

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 eighteen months.

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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Rooms:**Property Type:** House**Land Size:** 23660 sqm approx

Agent Comments

Nestled within the heart of Ballarat's premier lifestyle property district, this idyllic small acreage property offers approx. 5.8 acres and a quality Replica Federation homestead. Surrounded by established botanical styled gardens home has been substantially renovated to comprise four bedrooms, an office, three living zones plus a dining area. Sitting adjacent to the dining and family areas, the mid-century inspired kitchen has been lovingly renovated and boasts stone bench-tops and stainless-steel appliances.

Comparable Properties


13 Pyrenees Vista CI INVERMAY 3352 (REI/VG) Agent Comments

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Price: \$1,515,000**Method:** Private Sale**Date:** 16/07/2018**Rooms:** -**Property Type:** House**Land Size:** 12860 sqm approx
35 Pyrenees Vista CI INVERMAY 3352 (REI/VG) Agent Comments

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Price: \$1,460,000**Method:** Private Sale**Date:** 22/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 11700 sqm approx
308 Millers Rd INVERMAY 3352 (REI/VG)

Agent Comments

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Price: \$1,130,000**Method:** Private Sale**Date:** 29/09/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 20770 sqm approx