

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

1 Club Crescent, Invermay Park Vic 3350

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$550,000

Property Type House

Suburb Invermay Park

Period - From 01/10/2020

to 30/09/2021

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	1128 Doveton St.N BALLARAT NORTH 3350	\$520,000	03/09/2021
2	12 Walsh Av BALLARAT NORTH 3350	\$498,000	22/06/2021
3	1219 Doveton St INVERMAY PARK 3350	\$480,000	16/09/2021

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:

27/10/2021 10:28

1 Club Crescent, Invermay Park Vic 3350



Rob Cunningham

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0418543634

robert@doepels.com.au

Indicative Selling Price

\$495,000 - \$544,500

Median House Price

Year ending September 2021: \$550,000



Property Type: Hobby Farm < 20 ha

Land Size: 659 sqm approx

Agent Comments

Comparable Properties



1128 Doveton St.N BALLARAT NORTH 3350 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 03/09/2021

Property Type: House (Res)



12 Walsh Av BALLARAT NORTH 3350 (REI/VG)

Agent Comments



Price: \$498,000

Method: Private Sale

Date: 22/06/2021

Property Type: House

Land Size: 741 sqm approx

1219 Doveton St INVERMAY PARK 3350 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 16/09/2021

Property Type: House (Res)

Land Size: 658 sqm approx

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



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