

# 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

704 Norman Street, 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 \$250,000 & \$270,000

### Median sale price

Median price \$375,000 Property Type Vacant land Suburb Invermay Park

Period - From 11/11/2023 to 10/11/2024 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 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	2/12 Lake St WENDOUREE 3355	\$280,000	05/06/2024
2	13 Caselli St BALLARAT EAST 3350	\$380,000	25/05/2023
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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.

This Statement of Information was prepared on: 11/11/2024 14:51



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**Property Type:** House (Res)  
**Land Size:** 661 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$250,000 - \$270,000  
**Median Land Price**  
11/11/2023 - 10/11/2024: \$375,000

## Comparable Properties



**2/12 Lake St WENDOUREE 3355 (REI/VG)**

Agent Comments

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**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 05/06/2024  
**Property Type:** Land (Res)  
**Land Size:** 471 sqm approx

**13 Caselli St BALLARAT EAST 3350 (VG)**

Agent Comments

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**Price:** \$380,000  
**Method:** Sale  
**Date:** 25/05/2023  
**Property Type:** Land  
**Land Size:** 487 sqm approx

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.

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



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