

## 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 and  
postcode

63 CLUB CRESCENT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

House

Suburb

Invermay Park

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

79 GRANDVIEW GROVE WENDOUREE VIC 3355	\$520,000	05-Mar-25
115 SLATEY CREEK ROAD INVERMAY PARK VIC 3350	\$550,000	22-Oct-24
10 KERRY WAY INVERMAY PARK VIC 3350	\$575,000	24-Oct-24

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: 06 March 2025



**79 GRANDVIEW GROVE  
 WENDOUREE VIC 3355**

4 2 2

Sold Price <sup>RS</sup> **\$520,000** Sold Date **05-Mar-25**

Distance **1.88km**



**115 SLATEY CREEK ROAD  
 INVERMAY PARK VIC 3350**

4 2 2

Sold Price **\$550,000** Sold Date **22-Oct-24**

Distance **1.26km**



**10 KERRY WAY INVERMAY PARK  
 VIC 3350**

4 2 2

Sold Price **\$575,000** Sold Date **24-Oct-24**

Distance **1.51km**

RS = Recent sale      UN = Undisclosed Sale

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