Statement of Information

Single residential property located outside the Melbourne metropolitan area

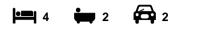
Section 47AF of the Estate Agents Act 1980

Property offered for sale									
Address Including suburb or locality and postcode		tus Drive, Inverma	y Vic 3352						
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between \$2,100,000		&	\$2,300,000						
Median sale price									
Media	an price \$763,50	00 P	Property Type Hou	ıse	S	uburb	Invermay		
Perioc	1 - From 30/09/2	2018 to	29/09/2019	Sou	ırce R	EIV			
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						Pr	ice	Date of sale	
1									
2									
3									
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.								
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hockingstuart





Rooms: 7

Property Type: House

Land Size: 13355 sqm approx

Agent Comments

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price 30/09/2018 - 29/09/2019: \$763,500

This new, mid-century style, architect designed home with sweeping views of the Pyrenees and the Ballarat night sky was designed to frame and magnify its sprawling vistas. Nestled in the prestigious rural-residential enclave of Invermay, this striking residence sits in an enviably private, elevated and undulating 3.32 acres - less than 10 minutes to central Ballarat. Unsurpassed in style, this flawless house is perfect for entertaining and luxury living, with a quality and scale rarely found and is a perfect escape from Melbourne.

Comparable Properties

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 - hockingstuart | P: 03 5329 2500 | F: 03 5329 2555



