

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

68 Eucalyptus Drive, Invermay 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

Median price \$763,500

Property Type House

Suburb Invermay

Period - From 30/09/2018

to 29/09/2019

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		
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.~~

This Statement of Information was prepared on:

30/09/2019 11:32



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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.