

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

44 HARRIER DRIVE INVERMAY PARK VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$849,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

House

Suburb

Invermay Park

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 ARKANSAW COURT BROWN HILL VIC 3350	\$880,000	13-Jan-23
14 PANIA STREET BROWN HILL VIC 3350	\$876,000	18-Dec-22
6 NINOX COURT BROWN HILL VIC 3350	\$890,000	07-Jun-23

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: 11 September 2023



5 ARKANSAW COURT BROWN HILL VIC 3350

4 2 2

Sold Price

\$880,000

Sold Date

13-Jan-23

Distance

4.51km



14 PANIA STREET BROWN HILL VIC 3350

4 2 2

Sold Price

\$876,000

Sold Date

18-Dec-22

Distance

4.82km



6 NINOX COURT BROWN HILL VIC 3350

4 2 2

Sold Price

\$890,000

Sold Date

07-Jun-23

Distance

4.83km

RS = Recent sale

UN = Undisclosed Sale

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