

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

3 Kenmare Crescent, Invermay Park, VIC 3350

Indicative selling price

\$ 425,000 - \$445,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 475,000

House

*Delete house or unit as applicable

Suburb
INVERMAY PARK

Period
26/01/2018 - 26/07/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



**8 KERRY WAY
INVERMAY PARK**

4 2 4

Normal Sale \$465,000
Date Sold 30/04/2018
Land 957 sqm



**7 JENNA COURT
INVERMAY PARK**

4 2 7

Normal Sale \$440,000
Date Sold 12/07/2018
Land 1082 sqm



**1 NORTHWOOD COURT
INVERMAY PARK**

4 2 4

Normal Sale \$465,000
Date Sold 14/01/2019
Land 850 sqm