

# 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

36 Harrier Drive, 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)

Range between \$780,000 & \$858,000

### Median sale price

Median price \$650,000

Property Type House

Suburb Invermay Park

Period - From 14/12/2020

to 13/12/2021

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	110 Norman St BALLARAT NORTH 3350	\$820,000	14/07/2021
2	52 Fairway Ct INVERMAY PARK 3350	\$755,000	18/09/2020
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:

14/12/2021 14:15

36 Harrier Drive, Invermay Park Vic 3350



Leigh Hutchinson

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**Indicative Selling Price**

\$780,000 - \$858,000

**Median House Price**

14/12/2020 - 13/12/2021: \$650,000



- 0

**Property Type:** Land

**Land Size:** 2880 sqm approx

Agent Comments

## Comparable Properties



**110 Norman St BALLARAT NORTH 3350 (REI/VG)**

Agent Comments

4 3 3

**Price:** \$820,000

**Method:** Private Sale

**Date:** 14/07/2021

**Property Type:** House

**Land Size:** 1116 sqm approx



**52 Fairway Ct INVERMAY PARK 3350 (VG)**

Agent Comments

4 - -

**Price:** \$755,000

**Method:** Sale

**Date:** 18/09/2020

**Property Type:** House (Res)

**Land Size:** 1733 sqm approx

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 - Doepel Lilley & Taylor Ballarat** | P: 03 5331 2000 | F: 03 5332 1559



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