Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for s	sale
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Address	11 Suburban Avenue, Invermay Park Vic 3350
Including suburb or	
locality and postcode	

Indicative selling price

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

Range between	\$495,000	&	\$525,000
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Median sale price

Median price	\$665,000	Pro	perty Type	House		Suburb	Invermay Park
Period - From	05/12/2024	to	04/12/2025	;	Source	Property	/ Data

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.

Ad	dress of comparable property	Price	Date of sale
1	816 Doveton St.N SOLDIERS HILL 3350	\$515,000	30/10/2025
2	712 Norman St INVERMAY PARK 3350	\$510,000	17/09/2025
3	20 Paling St BALLARAT NORTH 3350	\$540,000	04/09/2025

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:	05/12/2025 16:02







Property Type: House Land Size: 760 sqm approx **Agent Comments**

Indicative Selling Price \$495,000 - \$525,000 **Median House Price** 05/12/2024 - 04/12/2025: \$665,000

Comparable Properties



816 Doveton St.N SOLDIERS HILL 3350 (REI)

Agent Comments

Price: \$515,000 Method: Private Sale Date: 30/10/2025

Property Type: House (Res) Land Size: 469 sqm approx



712 Norman St INVERMAY PARK 3350 (REI)

Agent Comments

Price: \$510,000 Method: Private Sale Date: 17/09/2025 Property Type: House Land Size: 686 sqm approx



20 Paling St BALLARAT NORTH 3350 (REI/VG)

Price: \$540,000 Method: Private Sale Date: 04/09/2025

Property Type: House (Res) Land Size: 995 sqm approx **Agent Comments**

Account - Fletchers | P: 03 5333 4797





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