## 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		0 Silverw	verwattle Drive, Invermay Vic 3352							
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
Range between \$1,100,000			& \$1,200,000							
Median sale price*										
Median price			Property Type			S	uburb	Invermay		
Period - From		to	ο		So	ource				
Comparable property sales (*Delete A or B below as applicable)										
<b>A</b> *	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.									
Add	Address of comparable property							rice	Date of sale	
1	299 Slatey Creek Rd INVERMAY 3352							1,235,000	05/12/2024	
2	299 Slatey Creek Rd.N INVERMAY 3352						\$1	1,235,000	05/12/2024	
3	3 Sugargum CI INVERMAY 3352						\$1	1,350,000	17/10/2024	
OR										
<del>B*</del>	The estate agent of properties were so	•	•		•				•	
	This Statement of Information was prepared on:						n:	17/11/2025 12:02		



<sup>\*</sup> When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Dean Parish 0490382264 dean.parish@fletchers.net.au

> Indicative Selling Price \$1,100,000 - \$1,200,000 No median price available





**Property Type:**Agent Comments

## Comparable Properties

299 Slatey Creek Rd INVERMAY 3352 (VG)

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<del>6</del>

**Agent Comments** 

Price: \$1,235,000 Method: Sale Date: 05/12/2024

**Property Type:** Hobby Farm < 20 ha (Rur)

Land Size: 22640 sqm approx

299 Slatey Creek Rd.N INVERMAY 3352 (REI)

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4





**2** 

Price: \$1,235,000 Method: Private Sale Date: 05/12/2024 Property Type: House

Land Size: 22662.42 sqm approx

**Agent Comments** 



3 Sugargum CI INVERMAY 3352 (REI)



**A** 

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Agent Comments

Price: \$1,350,000 Method: Private Sale Date: 17/10/2024 Property Type: House

Land Size: 28329 sqm approx

Account - Fletchers | P: 03 5333 4797



