

## 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

7 WEDGE CIRCUIT INVERMAY PARK VIC 3350

### Indicative selling price

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

Single Price

or range  
between

\$910,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

Invermay Park

Period-from

01 Jun 2024

to

31 May 2025

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

8 LEERAMA COURT BLACK HILL VIC 3350	\$985,000	27-Nov-24
125 ASPECT PARADE ALFREDTON VIC 3350	\$1,000,000	21-Jun-24
8 SANDY CRESCENT INVERMAY PARK VIC 3350	\$920,000	02-Apr-25

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.

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**8 LEERAMA COURT BLACK HILL  
VIC 3350**

4 3 -

Sold Price

**\$985,000**

Sold Date

**27-Nov-24**

Distance

**3.49km**



**125 ASPECT PARADE ALFREDTON  
VIC 3350**

4 2 2

Sold Price

**\$1,000,000**

Sold Date

**21-Jun-24**

Distance

**4.78km**



**8 SANDY CRESCENT INVERMAY  
PARK VIC 3350**

4 2 -

Sold Price

<sup>RS</sup> **\$920,000**

Sold Date

**02-Apr-25**

Distance

**0.13km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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