

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

1201 Doveton Street North, Invermay Park Vic 3350

Indicative selling price

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

Range between \$383,000 & \$393,000

Median sale price

Median price \$470,000 Property Type House Suburb Invermay Park

Period - From 01/10/2018 to 30/09/2019 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 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
1	1227 Doveton St.N INVERMAY PARK 3350	\$415,000	19/07/2018
2	8 Suburban Av INVERMAY PARK 3350	\$385,000	07/09/2019
3	328 Walker St BALLARAT NORTH 3350	\$375,000	30/04/2019

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:

20/11/2019 17:30

1201 Doveton Street North, Invermay Park Vic 3350



Lisa Eden-Horvat
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Indicative Selling Price

\$383,000 - \$393,000

Median House Price

Year ending September 2019: \$470,000



3 1 1

Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Comparable Properties



1227 Doveton St.N INVERMAY PARK 3350 (REI/VG)

Agent Comments

4 1 4

Price: \$415,000

Method: Private Sale

Date: 19/07/2018

Rooms: 7

Property Type: House (Res)

Land Size: 662 sqm approx



8 Suburban Av INVERMAY PARK 3350 (REI)

Agent Comments

3 1 2

Price: \$385,000

Method: Sale by Tender

Date: 07/09/2019

Property Type: House

Land Size: 664 sqm approx



328 Walker St BALLARAT NORTH 3350 (REI)

Agent Comments

3 1 4

Price: \$375,000

Method: Private Sale

Date: 30/04/2019

Property Type: House

Account - Ballarat Property Group | P: 03 5330 0500 | F: 03 5330 0501



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.