## Statement of Information Single residential property located outside the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb or locality and postcode

Address 321 Heinz Lane, Invermay Park Vic 3350

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$480,000		&		\$495,000				
Median sale p	rice							
Median price	\$472,500	Pro	operty Type	Hou	se		Suburb	Invermay Park
Period - From	26/11/2018	to	25/11/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	5 Northwood Ct INVERMAY PARK 3350	\$485,000	25/01/2019
2	7 Bogong Av INVERMAY PARK 3350	\$465,000	07/10/2019
3	164 Bogong Av INVERMAY PARK 3350	\$465,000	18/03/2019

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:

26/11/2019 14:07





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Rooms: 5 Property Type: House (Previously Occupied - Detached) Land Size: 948 sqm approx Agent Comments Indicative Selling Price \$480,000 - \$495,000 Median House Price 26/11/2018 - 25/11/2019: \$472,500

Situated opposite the Midlands Golf Club is this light and airy home on 935m2 (approx). Comprising two generous living spaces, open plan kitchen and dining, three bedrooms with walk in robe and ensuite to master. The generous block allows room for a shed, extra garaging or caravan. The double garage is currently set up as a huge external rumpus room. A fantastic lifestyle property awaits!

# **Comparable Properties**

All and	5 Northwood Ct INVERMAY PARK 3350 (REI/VG) 3 2 2 2	Agent Comments
Harcourts	Price: \$485,000 Method: Private Sale Date: 25/01/2019 Property Type: House (Res) Land Size: 850 sqm approx	
	7 Bogong Av INVERMAY PARK 3350 (REI) Price: \$465,000 Method: Private Sale Date: 07/10/2019 Property Type: House Land Size: 837 sqm approx	Agent Comments
buton	164 Bogong Av INVERMAY PARK 3350 (REI/VG)Image: 1Image: 3Image: 2Image: 2 <td>Agent Comments</td>	Agent Comments

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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.