

# 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 321 Heinz Lane, 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](http://consumer.vic.gov.au/underquoting)

Range between \$480,000 & \$495,000

### Median sale price

Median price \$472,500 Property Type House Suburb Invermay Park

Period - From 26/11/2018 to 25/11/2019 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	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



**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 935m<sup>2</sup> (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



**5 Northwood Ct INVERMAY PARK 3350 (REI/VG)**

Agent Comments



**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)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 07/10/2019

**Property Type:** House

**Land Size:** 837 sqm approx



**164 Bogong Av INVERMAY PARK 3350 (REI/VG)**

Agent Comments



**Price:** \$465,000

**Method:** Private Sale

**Date:** 18/03/2019

**Property Type:** House

**Land Size:** 850 sqm approx