

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

10 Slatey Creek Road, Invermay Park Vic 3350

Indicative selling price

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

Range between \$469,000 & \$485,000

Median sale price

Median price \$480,000 House Unit Suburb or locality Invermay Park

Period - From 01/04/2018 to 31/03/2019 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 eighteen 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	7 Kestrel Ct INVERMAY PARK 3350	\$500,000	19/12/2018
2	28 Slatey Creek Rd INVERMAY PARK 3350	\$490,000	07/07/2018
3	5 Northwood Ct INVERMAY PARK 3350	\$485,000	25/01/2019

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 eighteen months.



Rooms:
Property Type: Land
Land Size: 762 sqm approx
Agent Comments

Indicative Selling Price
\$469,000 - \$485,000
Median House Price
Year ending March 2019: \$480,000

Comparable Properties



7 Kestrel Ct INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$500,000
Method: Private Sale
Date: 19/12/2018
Rooms: 4
Property Type: House (Res)
Land Size: 751 sqm approx



28 Slatey Creek Rd INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$490,000
Method: Private Sale
Date: 07/07/2018
Rooms: -
Property Type: House
Land Size: 755 sqm approx



5 Northwood Ct INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$485,000
Method: Private Sale
Date: 25/01/2019
Rooms: -
Property Type: House (Res)
Land Size: 850 sqm approx