

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 andpostcode

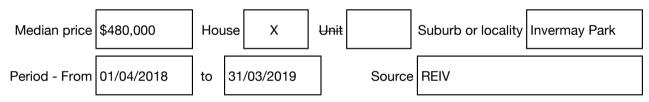
10 Slatey Creek Road, Invermay Park Vic 3350

Indicative selling price

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

Range between \$469,000	&	\$485,000
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Median sale price



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.

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

propertydata

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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.





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 Ag (REI/VG)



Agent Comments

Agent Comments



Harcourts

5 Northwood Ct INVERMAY PARK 3350 (REI/VG)



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

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