

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

32 Lemuela, Invermay Park, VIC 3350

Indicative selling price

\$ 580,000 - \$620,000

Range between

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

Median sale price

Median price
\$ 475,000

House

*Delete house or unit as applicable

Suburb
INVERMAY PARK

Period
20/12/2017 - 20/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



5 HILLSIDE DRIVE
BALLARAT NORTH

3 2 2

Normal Sale \$560,000
Date Sold 09/01/2018
Land 1180 sqm



15 PINEVALE WAY
BALLARAT NORTH

4 2 4

Normal Sale \$620,000
Date Sold 01/05/2019
Land 834 sqm



8 VIEW POINT DRIVE
BALLARAT NORTH

4 2 2

Normal Sale \$630,000
Date Sold 10/07/2018
Land 1529 sqm