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

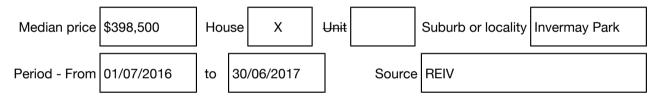
102 Bogong Avenue, Invermay Park Vic 3350

Indicative selling price

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

Range between	\$470,000	&	\$499,900	

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	1 Links Ct INVERMAY PARK 3350	\$470,000	14/06/2017
2	3 Heights Cr BALLARAT NORTH 3350	\$469,559	04/03/2016
3	12 Northwood Ct INVERMAY PARK 3350	\$460,000	21/06/2017

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.

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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.





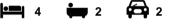


Rooms: Property Type: Land Land Size: 854 sqm approx Agent Comments Indicative Selling Price \$470,000 - \$499,900 Median House Price Year ending June 2017: \$398,500

Comparable Properties



1 Links Ct INVERMAY PARK 3350 (REI)



Price: \$470,000 Method: Private Sale Date: 14/06/2017 Rooms: -Property Type: House (Res) Agent Comments

Agent Comments

3 Heights Cr BALLARAT NORTH 3350 (VG)



Price: \$469,559 Method: Sale Date: 04/03/2016 Rooms: -Property Type: House (Res) Land Size: 1867 sqm approx



12 Northwood Ct INVERMAY PARK 3350 (REI) Agent Comments



Price: \$460,000 Method: Private Sale Date: 21/06/2017 Rooms: -Property Type: House

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