

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

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

Median price

\$398,500

House

X

Unit

Suburb or locality

Invermay Park

Period - From

01/07/2016

to

30/06/2017

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	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.~~



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)

Agent Comments



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

3 Heights Cr BALLARAT NORTH 3350 (VG)

Agent Comments



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