

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	14 Kildare Court, Invermay Park Vic 3350
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Indicative selling price

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

Range between	\$395,000	&	\$415,000
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Median sale price

Median price	\$398,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	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	6 Peregrine Ct INVERMAY PARK 3350	\$415,000	08/12/2016
2	9 Bogong Av INVERMAY PARK 3350	\$400,000	05/07/2017
3	20 Kerry Way INVERMAY PARK 3350	\$390,000	23/03/2016

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.~~

Steve McCulloch

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 3
  2
  2
Rooms: 5**Property Type:** Land**Land Size:** 850 sqm approx

Agent Comments

Indicative Selling Price

\$395,000 - \$415,000

Median House Price

Year ending June 2017: \$398,500

Quality family home in popular Invermay Park located in a quiet court, close to schools, shopping centre, Midlands golf course and parks, and only minutes to the city centre with easy access to the freeway Melbourne side of town. The house is in immaculate condition and has 3 bedrooms, master with ensuite and huge walk in robe, while the remaining two bedrooms have BIR's. Additionally there is a study or 4th bedroom. The updated kitchen has a glass splashback, quality bench tops, new smeg dishwasher and Fisher & Pykel double oven, plus near new floor coverings throughout.

Comparable Properties

**6 Peregrine Ct INVERMAY PARK 3350 (REI/VG)** Agent Comments
 4
  2
  2
Price: \$415,000**Method:** Private Sale**Date:** 08/12/2016**Rooms:** 5**Property Type:** House (Res)**Land Size:** 1010 sqm approx**9 Bogong Av INVERMAY PARK 3350 (REI)** Agent Comments
 4
  2
  2
Price: \$400,000**Method:** Private Sale**Date:** 05/07/2017**Rooms:** 5**Property Type:** House**Land Size:** 830 sqm approx**20 Kerry Way INVERMAY PARK 3350 (REI/VG)** Agent Comments
 3
  2
  3
Price: \$390,000**Method:** Private Sale**Date:** 23/03/2016**Rooms:** 9**Property Type:** House**Land Size:** 854 sqm approx