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

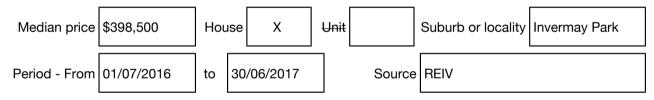
16 Wicklow Drive, Invermay Park Vic 3350

Indicative selling price

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

Range between	\$399,000	&	\$429,000	

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 Castlebar CI INVERMAY PARK 3350	\$415,000	07/04/2017
2	9 Bogong Av INVERMAY PARK 3350	\$400,000	05/07/2017
3	13 Bogong Av INVERMAY PARK 3350	\$390,000	11/05/2017

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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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: House (New -Detached) Land Size: 850 sqm approx Agent Comments

Indicative Selling Price \$399.000 - \$429.000 **Median House Price** Year ending June 2017: \$398,500

Comparable Properties



7 Castlebar CI INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$415,000 Method: Private Sale Date: 07/04/2017 Rooms: 5 Property Type: House Land Size: 861 sqm approx



9 Bogong Av INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$400,000 Method: Private Sale Date: 05/07/2017 Rooms: 5 Property Type: House Land Size: 830 sqm approx



13 Bogong Av INVERMAY PARK 3350 (VG)



Agent Comments

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Price: \$390,000 Method: Sale Date: 11/05/2017 Rooms: -Property Type: House (Res) Land Size: 790 sqm approx

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