

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

16 Wicklow Drive, Invermay Park Vic 3350

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$399,000

&

\$429,000

**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	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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**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**

 4  2  2

**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**

 4  2  2

**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