

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

6/20 Golf View Drive, Invermay Park Vic 3350

Indicative selling price

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

Range between \$375,000 & \$395,000

Median sale price

Median price \$460,000 Property Type House Suburb Invermay Park

Period - From 01/01/2020 to 31/12/2020 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 18 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	2/20 Falcon Dr INVERMAY PARK 3350	\$440,000	19/01/2021
2	1/1009 Lydiard St.N BALLARAT NORTH 3350	\$392,000	21/11/2020
3	30a Fairway Ct INVERMAY PARK 3350	\$345,000	26/09/2019

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 18 months.~~

This Statement of Information was prepared on:

02/03/2021 15:27

6/20 Golf View Drive, Invermay Park Vic 3350



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$375,000 - \$395,000

Median House Price

Year ending December 2020: \$460,000

Comparable Properties



2/20 Falcon Dr INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$440,000

Method: Private Sale

Date: 19/01/2021

Property Type: Townhouse (Single)

Land Size: 178 sqm approx



1/1009 Lydiard St.N BALLARAT NORTH 3350 (REI/VG) Agent Comments



Price: \$392,000

Method: Private Sale

Date: 21/11/2020

Property Type: Townhouse (Res)

Land Size: 274 sqm approx



30a Fairway Ct INVERMAY PARK 3350 (REI/VG) Agent Comments



Price: \$345,000

Method: Private Sale

Date: 26/09/2019

Rooms: 4

Property Type: Townhouse (Single)

Account - Wilson Estate Agents | P: 03 5333 4797 | F: 03 5333 4798