

## 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 and  
postcode

137 Bogong Avenue 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) (\*Delete single price or range as applicable)

Single Price

\$460,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Invermay Park

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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

1101B Lydiard Street North Ballarat North VIC 3350	\$550,000	22-Jul-19
25 Shelley Street Wendouree VIC 3355	\$428,000	19-Jan-20
908A Armstrong Street North Ballarat North VIC 3350	\$390,000	07-May-19

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.~~

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Don Hanlon  
 P 53311111  
 M 0249199158  
 E donh@prdballarat.com.au



**1101B Lydiard Street North Ballarat North VIC 3350**

 3  2  1

Sold Price **\$550,000** Sold Date **22-Jul-19**

Distance **1.6km**



**25 Shelley Street Wendouree VIC 3355**

 3  2  1

Sold Price **\$428,000** Sold Date **19-Jan-20**

Distance **1.91km**



**908A Armstrong Street North Ballarat North VIC 3350**

 3  2  1

Sold Price **\$390,000** Sold Date **07-May-19**

Distance **1.96km**

RS = Recent sale      UN = Undisclosed Sale

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