

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

31 Cochrane Court, Invermay Park Vic 3350

Indicative selling price

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

Range between

\$449,000

&

\$459,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Invermay Park

Period - From

26/05/2020

to

25/05/2021

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	8 Dermot St WENDOUREE 3355	\$447,000	11/05/2021
2	5/20 Falcon Dr INVERMAY PARK 3350	\$450,000	13/04/2021
3	27 Eton St WENDOUREE 3355	\$471,000	24/03/2021

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:

26/05/2021 07:47



Rooms: 4
Property Type: House (Res)
Land Size: 488 sqm approx
Agent Comments

Indicative Selling Price

\$460,000 - \$470,000

Median House Price

26/05/2020 - 25/05/2021: \$485,000

Comparable Properties



8 Dermot St WENDOUREE 3355 (REI)

Agent Comments



Price: \$447,000
Method: Private Sale
Date: 11/05/2021
Property Type: House



5/20 Falcon Dr INVERMAY PARK 3350 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 13/04/2021
Property Type: House (Res)



27 Eton St WENDOUREE 3355 (VG)

Agent Comments



Price: \$471,000
Method: Sale
Date: 24/03/2021
Property Type: House (Res)
Land Size: 594 sqm approx