

## 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

13 Pyrenees Vista Close, Invermay Vic 3352

#### Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

#### Median sale price\*

Median price

House

Unit

Suburb or locality

Invermay

Period - From

to

Source

#### 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	35 Pyrenees Vista CI INVERMAY 3352	\$1,460,000	22/02/2018
2	308 Millers Rd INVERMAY 3352	\$1,130,000	29/09/2017
3	20 Banksia St INVERMAY 3352	\$1,110,000	17/03/2017

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.

\* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



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**Rooms:** 6**Property Type:** House (Res)**Land Size:** 12860 sqm approx

Agent Comments

Ballarat's premier lifestyle location is matched by this immaculately built family home. This enviable lifestyle opportunity right on Ballarat's Northern doorstep comprises 1.286 hectares (approx. 3 acres) and is surrounded by many of Invermay's finest lifestyle homes. The generously proportioned living spaces include formal dining (with vaulted ceiling), formal lounge (with gas log fire), open plan lounging and dining spaces plus a separate children's retreat/rumpus room. The well-appointed kitchen boasts stone bench-tops and stainless-steel appliances.

## Comparable Properties


**35 Pyrenees Vista CI INVERMAY 3352 (REI/VG)** Agent Comments

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**Price:** \$1,460,000**Method:** Private Sale**Date:** 22/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 11700 sqm approx
**308 Millers Rd INVERMAY 3352 (REI/VG)**

Agent Comments

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 2

**Price:** \$1,130,000**Method:** Private Sale**Date:** 29/09/2017**Rooms:** 6**Property Type:** House (Res)**Land Size:** 20770 sqm approx
**20 Banksia St INVERMAY 3352 (REI/VG)**

Agent Comments

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**Price:** \$1,110,000**Method:** Private Sale**Date:** 17/03/2017**Rooms:** 7**Property Type:** House**Land Size:** 61190 sqm approx