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	7 WEDGE CIRCUIT INVERMAY PARK VIC 3350

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$910,000	&	$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	House	Suburb	Invermay Park
Period-from	01 Jun 2024	to	31 May 2025	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
8 LEERAMA COURT BLACK HILL VIC 3350	$985,000	27-Nov-24
125 ASPECT PARADE ALFREDTON VIC 3350	$1,000,000	21-Jun-24
8 SANDY CRESCENT INVERMAY PARK VIC 3350	$920,000	02-Apr-25

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: 10 June 2025

Giovanni Piazza
M 0439286318
E gioanni.piazza@raywhite.com



8 LEERAMA COURT BLACK HILL VIC 3350

4 3 -

Sold Price **$985,000** Sold Date **27-Nov-24**

Distance **3.49km**

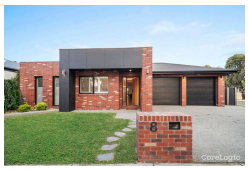


125 ASPECT PARADE ALFREDTON VIC 3350

4 2 2

Sold Price **$1,000,000** Sold Date **21-Jun-24**

Distance **4.78km**



8 SANDY CRESCENT INVERMAY PARK VIC 3350

4 2 -

Sold Price RS **$920,000** Sold Date **02-Apr-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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