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

1 Wellard Boulevard, Invermay Park Vic 3350

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	1,350,000		&		\$1,395,000			
Median sale p	rice							
Median price	\$610,000	Pro	operty Type	Hou	ISE		Suburb	Invermay Park
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	11 St Andrews PI LAKE GARDENS 3355	\$1,420,000	13/06/2025
2	17 Pinewood Dr BALLARAT NORTH 3350	\$1,450,000	14/03/2025
3	1625 Sturt St BALLARAT CENTRAL 3350	\$1,412,500	24/04/2024

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.

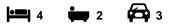
This Statement of Information was prepared on:

14/07/2025 10:35









Property Type: House Land Size: 612 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,395,000 Median House Price Year ending June 2025: \$610,000

Comparable Properties



11 St Andrews PI LAKE GARDENS 3355 (REI)

Price: \$1,420,000 Method: Private Sale Date: 13/06/2025 Property Type: House Land Size: 800 sqm approx

17 Pinewood Dr BALLARAT NORTH 3350 (VG)

Agent Comments

Agent Comments

Agent Comments



Price: \$1,450,000 Method: Sale Date: 14/03/2025 Property Type: House (Res) Land Size: 1416 sqm approx



1625 Sturt St BALLARAT CENTRAL 3350 (REI)

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Price: \$1,412,500 Method: Private Sale Date: 24/04/2024 Property Type: House Land Size: 660 sqm approx

Account - Fletchers | P: 03 5333 4797



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