

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

13 DIVOT 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

\$375,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

Land

Suburb

Invermay Park

Period-from

01 Sep 2025

to

31 Aug 2026

Source

Cotality

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

174 BOGONG AVENUE INVERMAY PARK VIC 3350	\$370,000	11-Apr-25
31 WELLARD BOULEVARD INVERMAY PARK VIC 3350	\$370,000	23-Jan-26
20 WEDGE CIRCUIT INVERMAY PARK VIC 3350	\$360,000	25-Jul-26

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: 08 September 2026

McGrath

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**174 BOGONG AVENUE INVERMAY
PARK VIC 3350**

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Sold Price

\$370,000

Sold Date

11-Apr-25

Distance

0.09km



**31 WELLARD BOULEVARD
INVERMAY PARK VIC 3350**

 -  -  -

Sold Price

Sold Date

23-Jan-26

Distance

0.14km



**20 WEDGE CIRCUIT INVERMAY
PARK VIC 3350**

 -  -  1

Sold Price

\$360,000

Sold Date

25-Jul-26

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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