Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 4 Lohr Avenue, Inverloch Vic 3996

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquo	ting		
Single pric	e \$700,000							
Median sale p	rice							
Median price	\$633,750	Pro	operty Type	Hou	ISE		Suburb	Inverloch
Period - From	07/11/2019	to	06/11/2020		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	168 Surf Pde INVERLOCH 3996	\$805,000	09/07/2020
2	36 Lohr Av INVERLOCH 3996	\$765,000	29/05/2019
3	32 Lohr Av INVERLOCH 3996	\$752,000	06/02/2020

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:

07/11/2020 15:05









Property Type: Land **Land Size:** 707 sqm approx Agent Comments Indicative Selling Price \$700,000 Median House Price 07/11/2019 - 06/11/2020: \$633,750

Great location with seaside holiday ambiance including the sounds of surf.

Comparable Properties



168 Surf Pde INVERLOCH 3996 (REI/VG)



Price: \$805,000 Method: Private Sale Date: 09/07/2020 Property Type: House Land Size: 598 sqm approx Agent Comments

36 Lohr Av INVERLOCH 3996 (VG)

Agent Comments



Price: \$765,000 Method: Sale Date: 29/05/2019 Property Type: House (Res) Land Size: 585 sqm approx



32 Lohr Av INVERLOCH 3996 (VG)



Price: \$752,000 Method: Sale Date: 06/02/2020 Property Type: House (Res) Land Size: 585 sqm approx Agent Comments

Account - Lewis Stone RE | P: 03 5671 1212



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.