

STATEMENT OF INFORMATION

11 GOLF STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 GOLF STREET, INVERLOCH, VIC 3996

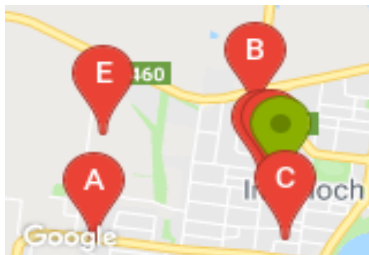
4 1 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$550,000 to \$575,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$532,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



73 TOORAK RD, INVERLOCH, VIC 3996

4 2 2

Sale Price

***\$525,000**

Sale Date: 08/06/2018

Distance from Property: 1.3km



8 MESSMATE TCE, INVERLOCH, VIC 3996

4 2 2

Sale Price

****\$545,000**

Sale Date: 31/05/2018

Distance from Property: 537m



8 KATHRYN CL, INVERLOCH, VIC 3996

4 1 1

Sale Price

\$545,000

Sale Date: 21/03/2018

Distance from Property: 392m



This report has been compiled on 27/06/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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41 FREDA ST, INVERLOCH, VIC 3996

3 1 2

Sale Price

\$525,000

Sale Date: 01/03/2018

Distance from Property: 132m



10 BLUE WREN WAY, INVERLOCH, VIC 3996

3 2 4

Sale Price

\$540,000

Sale Date: 26/02/2018

Distance from Property: 1.2km



28 GOLF ST, INVERLOCH, VIC 3996

3 2 3

Sale Price

\$591,000

Sale Date: 29/12/2017

Distance from Property: 64m



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

11 GOLF STREET, INVERLOCH, VIC 3996

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$550,000 to \$575,000

Median sale price

Median price

\$532,500

House

X

Unit


Suburb

INVERLOCH

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
73 TOORAK RD, INVERLOCH, VIC 3996	*\$525,000	08/06/2018
8 MESSMATE TCE, INVERLOCH, VIC 3996	**\$545,000	31/05/2018
8 KATHRYN CL, INVERLOCH, VIC 3996	\$545,000	21/03/2018
41 FREDA ST, INVERLOCH, VIC 3996	\$525,000	01/03/2018

10 BLUE WREN WAY, INVERLOCH, VIC 3996	\$540,000	26/02/2018
28 GOLF ST, INVERLOCH, VIC 3996	\$591,000	29/12/2017