

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

4 Woodland Heath Drive, Inverloch Vic 3996

Indicative selling price

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

Single price

\$790,000

Median sale price

Median price

\$627,000

Property Type

House

Suburb

Inverloch

Period - From

01/01/2020

to

31/03/2020

Source

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.

	Address of comparable property	Price	Date of sale
1	7 Plover Way INVERLOCH 3996	\$827,500	22/02/2020
2	11 Surrey PI INVERLOCH 3996	\$770,000	15/12/2019
3	72 Woodland Heath Dr INVERLOCH 3996	\$734,000	09/02/2020

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:

10/07/2020 15:05



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$790,000

Median House Price

March quarter 2020: \$627,000

Comparable Properties

7 Plover Way INVERLOCH 3996 (VG)

Agent Comments

4 - -

Price: \$827,500

Method: Sale

Date: 22/02/2020

Property Type: House (New - Detached)

Land Size: 743 sqm approx



11 Surrey PI INVERLOCH 3996 (REI/VG)

Agent Comments

4 2 2

Price: \$770,000

Method: Private Sale

Date: 15/12/2019

Property Type: House

Land Size: 738 sqm approx

72 Woodland Heath Dr INVERLOCH 3996 (VG)

Agent Comments

4 - -

Price: \$734,000

Method: Sale

Date: 09/02/2020

Property Type: House (Res)

Land Size: 657 sqm approx