

Jo Ginn

M 0417552642  
E invysales@alexscott.com.au

Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

38 Beachcomber Drive Inverloch VIC 3996

 4  2  -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$840,000













## Median Sale Price

\$292,000 Lands in Inverloch between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

	<b>141 Tamara Crescent Inverloch VIC 3996</b>	Sold Price	<b>\$845,000</b>	Sold Date	<b>18-Apr-18</b>
	 3  2  2			Distance	<b>0.55km</b>
	<b>23 Florida Avenue Inverloch VIC 3996</b>	Sold Price	<b>\$795,000</b>	Sold Date	<b>20-Aug-18</b>
	 5  3  1			Distance	<b>0.55km</b>
	<b>212 Surf Parade Inverloch VIC 3996</b>	Sold Price	<b>\$835,000</b>	Sold Date	<b>28-Feb-19</b>
	 3  2  2			Distance	<b>0.76km</b>

RS = Recent sale UN = Undisclosed Sale

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