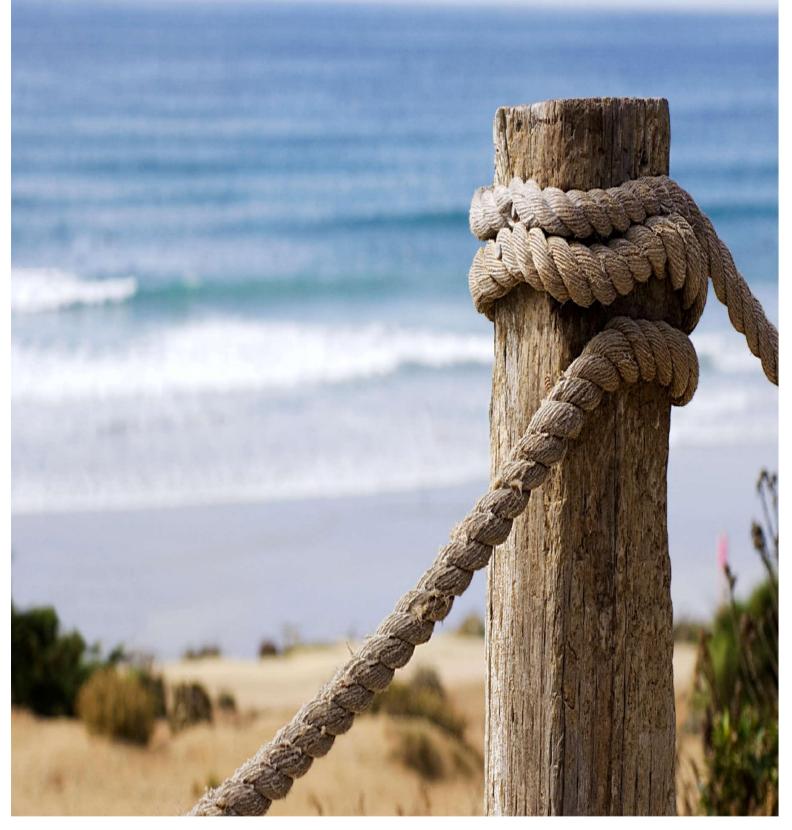
STATEMENT OF INFORMATION

13 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 WOODLAND HEATH DRIVE,







Indicative Selling Price

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

Price Range:

\$570,000 to \$575,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$490,000

01 April 2017 to 30 September 2017

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.



22 ALBERT RUTTLE DR, INVERLOCH, VIC 3996 🕮 3 😩 2 🚓 2







Sale Price

\$600,000

Sale Date: 26/06/2017

Distance from Property: 1.7km





7 THE MEWS, INVERLOCH, VIC 3996







Sale Price

\$580,000

Sale Date: 12/03/2017

Distance from Property: 1.1km





10 PAPERBARK PL, INVERLOCH, VIC 3996









Sale Price

\$570,000

Sale Date: 27/02/2017

Distance from Property: 2.4km



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 | 13 WOODLAND HEATH DRIVE, INVERLOCH, VIC 3996 |
|---|--|
|---|--|

Indicative selling price

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

Price Range: \$570,000 to \$575,000

Median sale price

| Median price | \$490,000 | House | Χ | Unit | | Suburb | INVERLOCH |
|--------------|------------------------|-----------|-----|--------|---|--------|------------|
| Period | 01 April 2017 to 30 Se | ptember 2 | 017 | Source | e | P | ricefinder |

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 |
|--|-----------|--------------|
| 22 ALBERT RUTTLE DR, INVERLOCH, VIC 3996 | \$600,000 | 26/06/2017 |
| 7 THE MEWS, INVERLOCH, VIC 3996 | \$580,000 | 12/03/2017 |
| 10 PAPERBARK PL, INVERLOCH, VIC 3996 | \$570,000 | 27/02/2017 |