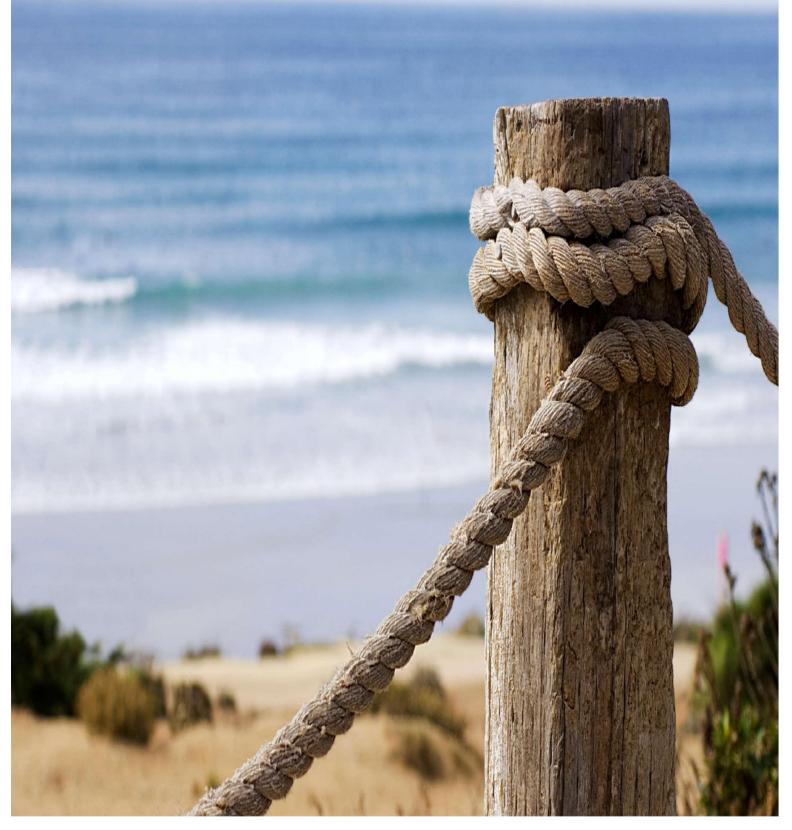
STATEMENT OF INFORMATION

31 A'BECKETT STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH







STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 A'BECKETT STREET, INVERLOCH, VIC 🕮 4 🕒 3







Indicative Selling Price

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

Price Range:

\$695,000 to \$750,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$470,000

01 July 2016 to 30 June 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.



15 WILLIAMS ST, INVERLOCH, VIC 3996







Sale Price

\$675,000

Sale Date: 16/01/2017

Distance from Property: 329m





11 SCARBOROUGH ST, INVERLOCH, VIC 3996









Sale Price

Price Withheld

Sale Date: 26/04/2017

Distance from Property: 71m





39 VENUS ST, INVERLOCH, VIC 3996







Sale Price

\$695.000

Sale Date: 15/02/2017

Distance from Property: 491m



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	31 A'BECKETT STREET, INVERLOCH, VIC 3996
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Indicative selling price

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

Price Range: \$695,000 to \$750,000

Median sale price

Median price	\$470,000	House X	Unit	Suburb	INVERLOCH
Period	01 July 2016 to 30 June 2017		Source	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
15 WILLIAMS ST, INVERLOCH, VIC 3996	\$675,000	16/01/2017
11 SCARBOROUGH ST, INVERLOCH, VIC 3996	Price Withheld	26/04/2017
39 VENUS ST, INVERLOCH, VIC 3996	\$695,000	15/02/2017

