

STATEMENT OF INFORMATION

40 PYMBLE AVENUE, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 PYMBLE AVENUE, INVERLOCH, VIC

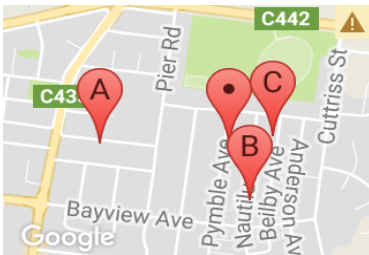
3 1 1

Indicative Selling Price

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

Price Range: \$445,000 to \$445,000

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$487,000

01 January 2017 to 31 December 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.



14 KENNETH ST, INVERLOCH, VIC 3996

3 1 3

Sale Price

***\$449,000**

Sale Date: 10/11/2017

Distance from Property: 417m



10 NAUTILUS RD, INVERLOCH, VIC 3996

3 1 1

Sale Price

***\$410,000**

Sale Date: 03/07/2017

Distance from Property: 212m



33 BEILBY AVE, INVERLOCH, VIC 3996

3 2 2

Sale Price

\$435,000

Sale Date: 26/04/2017

Distance from Property: 142m



This report has been compiled on 10/01/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

40 PYMBLE AVENUE, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$445,000 to \$445,000

Median sale price

Median price

\$487,000

House

X

Unit

Suburb

INVERLOCH

Period

01 January 2017 to 31 December 2017

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
14 KENNETH ST, INVERLOCH, VIC 3996	*\$449,000	10/11/2017
10 NAUTILUS RD, INVERLOCH, VIC 3996	*\$410,000	03/07/2017
33 BEILBY AVE, INVERLOCH, VIC 3996	\$435,000	26/04/2017