

STATEMENT OF INFORMATION

25 HALFORD STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

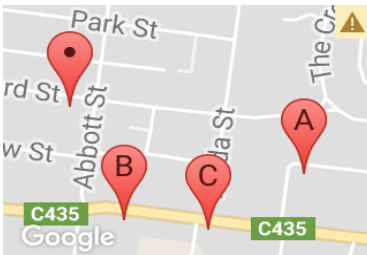
Section 47AF of the Estate Agents Act 1980

**25 HALFORD STREET, INVERLOCH, VIC**

4 bedrooms, 2 bathrooms, 1 carport

Indicative Selling PriceFor the meaning of this price see consumer.vic.au/underquoting**Price Range: \$675,000 to \$695,000**

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.

**11 KATHRYN CL, INVERLOCH, VIC 3996**

4 bedrooms, 2 bathrooms, 2 carports

Sale Price**\$710,000**

Sale Date: 13/07/2017

Distance from Property: 396m

**4 VENUS ST, INVERLOCH, VIC 3996**

4 bedrooms, 2 bathrooms, 2 carports

Sale Price**\$642,500**

Sale Date: 04/04/2017

Distance from Property: 220m

**14 VENUS ST, INVERLOCH, VIC 3996**

3 bedrooms, 2 bathrooms, 4 carports

Sale Price***\$735,000**

Sale Date: 26/08/2017

Distance from Property: 313m



This report has been compiled on 01/11/2017 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

25 HALFORD STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$675,000 to \$695,000

Median sale price

Median price

\$490,000

House

X

Unit

Suburb

INVERLOCH

Period

01 April 2017 to 30 September 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
11 KATHRYN CL, INVERLOCH, VIC 3996	\$710,000	13/07/2017
4 VENUS ST, INVERLOCH, VIC 3996	\$642,500	04/04/2017
14 VENUS ST, INVERLOCH, VIC 3996	*\$735,000	26/08/2017