

STATEMENT OF INFORMATION

1A FREDA STREET, INVERLOCH, VIC 3996

PREPARED BY ALEX SCOTT & STAFF INVERLOCH



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1A FREDA STREET, INVERLOCH, VIC 3996  3  3  2

Indicative Selling Price

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

Price Range: **\$660,000 to \$675,000**

MEDIAN SALE PRICE



INVERLOCH, VIC, 3996

Suburb Median Sale Price (House)

\$560,000

01 October 2017 to 31 December 2017

Provided by: 

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.



21 VERONICA ST, INVERLOCH, VIC 3996  3  1  -

Sale Price

***\$639,000**

Sale Date: 14/02/2018

Distance from Property: 1.1km



52 BAYVIEW AVE, INVERLOCH, VIC 3996  3  2  3

Sale Price

***\$700,000**

Sale Date: 29/12/2017

Distance from Property: 1.5km



7 BUNURONG CRT, INVERLOCH, VIC 3996  3  2  2

Sale Price

***\$662,500**

Sale Date: 21/12/2017

Distance from Property: 1.2km



This report has been compiled on 20/02/2018 by Alex Scott & Staff Inverloch. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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**24 WILLIAMS ST, INVERLOCH, VIC 3996**

3 1 1

Sale Price

***\$625,000**

Sale Date: 17/11/2017

Distance from Property: 964m

**5 OVERLOOK DR, INVERLOCH, VIC 3996**

3 2 1

Sale Price

***\$665,000**

Sale Date: 05/08/2017

Distance from Property: 976m

**4/12 HALFORD ST, INVERLOCH, VIC 3996**

3 3 2

Sale Price

\$685,000

Sale Date: 04/05/2017

Distance from Property: 206m



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

1A FREDa STREET, INVERLOCH, VIC 3996

Indicative selling price

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

Price Range:

\$660,000 to \$675,000

Median sale price

Median price

\$560,000

House

X

Unit


Suburb

INVERLOCH

Period

01 October 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
21 VERONICA ST, INVERLOCH, VIC 3996	*\$639,000	14/02/2018
52 BAYVIEW AVE, INVERLOCH, VIC 3996	*\$700,000	29/12/2017
7 BUNURONG CRT, INVERLOCH, VIC 3996	*\$662,500	21/12/2017
24 WILLIAMS ST, INVERLOCH, VIC 3996	*\$625,000	17/11/2017

5 OVERLOOK DR, INVERLOCH, VIC 3996	*\$665,000	05/08/2017
4/12 HALFORD ST, INVERLOCH, VIC 3996	\$685,000	04/05/2017