

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/1 BEATON PLACE INVERLOCH VIC 3996

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$595,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Inverloch

Period-from

01 May 2021

to

30 Apr 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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

2/55 SANDY MOUNT AVENUE INVERLOCH VIC 3996	\$616,000	29-Oct-21
7/1 BEATON PLACE INVERLOCH VIC 3996	\$669,000	07-Jan-22
4/31 POWLETT STREET INVERLOCH VIC 3996	\$680,000	27-Jan-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 10 May 2022



**2/55 SANDY MOUNT AVENUE  
 INVERLOCH VIC 3996**

2 1 1

Sold Price **\$616,000** Sold Date **29-Oct-21**

Distance -



**7/1 BEATON PLACE INVERLOCH  
 VIC 3996**

1 1 1

Sold Price **\$669,000** Sold Date **07-Jan-22**

Distance **0.02km**



**4/31 POWLETT STREET  
 INVERLOCH VIC 3996**

2 1 2

Sold Price **\$680,000** Sold Date **27-Jan-22**

Distance -

RS = Recent sale      UN = Undisclosed Sale

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